A GENDA

The Waxahachie Planning & Zoning Commission will hold a regular meeting on *Tuesday, June* 23, 2020 at 7:00 p.m. in the Council Chamber at 401 S. Rogers St., Waxahachie, TX.

Commission Members: Rick Keeler, Chairman

Melissa Ballard, Vice Chairman

Betty Square Coleman

Bonney Ramsey Jim Phillips David Hudgins Erik Test

- 1. Call to Order
- 2. Invocation
- 3. **Public Comments**: Persons may address the Planning & Zoning Commission on any issues. This is the appropriate time for citizens to address the Commission on any concern whether on this agenda or not. In accordance with the State of Texas Open Meetings Act, the Commission may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code.
- 4. Consent Agenda

All matters listed under Item 4, Consent Agenda, are considered routine by the Planning & Zoning Commission and will be enacted by one motion. There will not be separate discussion of these items. Approval of the Consent Agenda authorizes the Chairman to execute all matters necessary to implement each item. Any item may be removed from the Consent Agenda for separate discussion and consideration by any member of the Planning & Zoning Commission.

- a. Minutes of the regular Planning & Zoning Commission meeting of June 9, 2020
- b. Minutes of the Planning & Zoning Commission briefing of June 9, 2020
- 5. *Continue Public Hearing* on a request by Josh Millsap, KFM Engineering & Design, for a detailed Site Plan review for a proposed **Subdivision** development, Dove Hollow, within a Planned Development zoning district, located adjacent to and south of Grove Creek Rd (Property ID 192636, 192643, 192639, 192645) Owner: CEH 212 LP (SP-75-2020)
- 6. *Consider* recommendation of Zoning Change No. SP-75-2020
- 7. **Public Hearing** on a request by Ryan Combs, Gardner Capital, for a **Zoning Change** from a Single Family-3 zoning district to Planned Development-Multiple Family-2, with Concept Plan, located at the Southeast corner of Parks School House Road and East Main Street (Property ID 138271) Owner: STARPEACH TEXAS LP (ZDC-77-2020)
- 8. *Consider* recommendation of Zoning Change No. ZDC-77-2020

- 9. *Consider* request by Robert Erisman, J & K Excavation, LLC, for a **Final Plat** of Cross Fence at Oak Vista for 175 lots, being 248.575 acres situated in S.B. Orton Survey, Abstract 813, J. Fifer Survey, Abstract 352, D.M. McNeil Survey, Abstract 717 (Property ID 183375 and 188040) in the Extra Territorial Jurisdiction Owner: Cross Fence Development, LLC (SUB-78-2020)
- 10. Adjourn

The P&Z reserves the right to go into Executive Session on any posted item.

This meeting location is wheelchair-accessible. Parking for mobility-impaired persons is available. Any request for sign interpretive services must be made forty-eight hours ahead of the meeting. To make arrangements, call the City Secretary at (469) 309-4005 or (TDD) 1-800-RELAY TX.

Notice of Potential Quorum

One or more members of the Waxahachie City Council may be present at this meeting.

No action will be taken by the City Council at this meeting.

(HA)

Planning and Zoning Commission June 9, 2020

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, June 9, 2020 at 7:00 p.m. in the Council Chamber at 401 S. Rogers St., Waxahachie, TX

Members Present:

Rick Keeler, Chairman

Melissa Ballard, Vice Chairman

Betty Square Coleman

Bonney Ramsey Jim Phillips David Hudgins Erik Test

Others Present:

Shon Brooks, Director of Planning

Chris Webb, Planner

Macey Martinez, Graduate Engineer Tommy Ludwig, Assistant City Manager

Lori Cartwright, City Secretary

Mary Lou Shipley, Council Representative

- 1. Call to Order
- 2. Invocation

Chairman Rick Keeler called the meeting to order and gave the invocation.

3. Public Comments

None

4. Consent Agenda

a. Minutes of the regular Planning & Zoning Commission meeting of May 26, 2020

Action:

Mrs. Bonney Ramsey moved to approve item a. on the Consent Agenda. Vice Chairman Melissa Ballard seconded, All Ayes.

5. Public Hearing on a request by Josh Millsap, KFM Engineering & Design, for a detailed Site Plan review for a proposed Subdivision development, Dove Hollow, within a Planned Development zoning district, located adjacent to and south of Grove Creek Rd (Property ID 192636, 192643, 192639, 192645) – Owner: CEH 212 LP (SP-75-2020)

Chairman Keeler opened the Public Hearing and announced the applicant requested to continue SP-75-2020 to the Planning and Zoning Commission meeting of June 23, 2020.

6. Consider recommendation of Zoning Change No. SP-75-2020

(4a)

Planning and Zoning Commission June 9, 2020 Page 2

Action:

Vice Chairman Melissa Ballard moved to continue the Public Hearing on a request by Josh Millsap, KFM Engineering & Design, for a detailed Site Plan review for a proposed Subdivision development, Dove Hollow, within a Planned Development zoning district, located adjacent to and south of Grove Creek Rd (Property ID 192636, 192643, 192639, 192645) – Owner: CEH 212 LP (SP-75-2020) to the Planning and Zoning Commission meeting of June 23, 2020. Ms. Betty Square Coleman seconded, All Ayes.

7. Consider request by Wes Dorough, JH Development, LLC for a Final Plat of The Enclave Ph. 1 for 63 residential lots and 8 open space lots, being 24.337 acres situated in the Henry Sange Survey, Abstract 1009 (Property ID 262135, 262138, 269439) – Owner: JHH The Enclave Development, LLC (SUB-65-2020)

Mr. Chris Webb, Planner, stated all comments have been addressed and Staff recommends approval.

Action:

Mrs. Bonney Ramsey moved to approve a request by Wes Dorough, JH Development, LLC for a Final Plat of The Enclave Ph. 1 for 63 residential lots and 8 open space lots, being 24.337 acres situated in the Henry Sange Survey, Abstract 1009 (Property ID 262135, 262138, 269439) – Owner: JHH The Enclave Development, LLC (SUB-65-2020). Mr. Erik Test seconded, All Ayes.

8. Consider request by Wes Dorough, JH Development, LLC for a Final Plat of The Enclave Ph. 2 for 59 residential lots and 3 open space lots, being 20.615 acres situated in the Henry Sange Survey, Abstract 1009 (Property ID 262135, 262138) – Owner: JHH The Enclave Development, LLC (SUB-66-2020)

Mr. Webb reported the three additional lots are HOA spaces. He stated the Final Plat meets staff requirements and recommended approval.

Action:

Mr. David Hudgins moved to approve a request by Wes Dorough, JH Development, LLC for a Final Plat of The Enclave Ph. 2 for 59 residential lots and 3 open space lots, being 20.615 acres situated in the Henry Sange Survey, Abstract 1009 (Property ID 262135, 262138) – Owner: JHH The Enclave Development, LLC (SUB-66-2020). Ms. Betty Square Coleman seconded, All Ayes.

9. Consider request by Wes Dorough, JH Development, LLC for a Final Plat of The Estates of North Grove Ph. 2 for 72 residential lots and 1 open space lots, being 18.567 acres situated in the Henry Sange Survey, Abstract 1009, John B. Adams & Ann Adams Survey, Abstract 5, and the Robert Russell Survey, Abstract 911 (Property ID 262135, 262138) – Owner: JHH The Enclave Development, LLC (SUB-67-2020)

Mr. Webb reported the Final Plat meets the Planned Development requirements and recommended approval.

Planning and Zoning Commission June 9, 2020 Page 3

(4A)

Action:

Vice Chairman Melissa Ballard moved to approve a request by Wes Dorough, JH Development, LLC for a Final Plat of The Estates of North Grove Ph. 2 for 72 residential lots and 1 open space lots, being 18.567 acres situated in the Henry Sange Survey, Abstract 1009, John B. Adams & Ann Adams Survey, Abstract 5, and the Robert Russell Survey, Abstract 911 (Property ID 262135, 262138) — Owner: JHH The Enclave Development, LLC (SUB-67-2020). Mrs. Bonney Ramsey seconded, All Ayes.

10. Continue Public Hearing on a request by the City of Waxahachie to consider revoking, amending, or renewing a Specific Use Permit (Ordinance 2616) at 500 Brown Industrial which allows for the use of metal granulators and crushers for the reclamation of vehicles, parts of vehicles, and other materials to be processed. (ZDC-000007-2020)

Chairman Keeler continued the Public Hearing.

Director of Planning Shon Brooks presented a Specific Use Permit revoking Ordinance 2616.

Those who spoke for ZDC-000007-2020:

Mr. Benjie Smith, Owner

There being no others to speak for or against ZDC-000007-2020, Chairman Keeler closed the Public Hearing.

11. Consider recommendation of Zoning Change No. ZDC-000007-2020

Action:

Vice Chairman Melissa Ballard moved to approve a request by the City of Waxahachie to consider revoking, amending, or renewing a Specific Use Permit (Ordinance 2616) at 500 Brown Industrial which allows for the use of metal granulators and crushers for the reclamation of vehicles, parts of vehicles, and other materials to be processed. (ZDC-000007-2020). Ms. Betty Square Coleman seconded, All Ayes.

12. Adjourn

There being no further business, the meeting adjourned at 7:25 p.m.

Respectfully submitted,

Lori Cartwright City Secretary Planning and Zoning Commission June 9, 2020



The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, June 9, 2020 at 6:30 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

Members Present: Rick Keeler, Chairman

Melissa Ballard, Vice Chairman

Betty Square Coleman

Bonney Ramsey Jim Phillips David Hudgins

Erik Test

Others Present: Shon Brooks, Director of Planning

Chris Webb, Planner

Macey Martinez, Graduate Engineer Tommy Ludwig, Assistant City Manager

Lori Cartwright, City Secretary

Mary Lou Shipley, Council Representative

1. Call to Order

Chairman Rick Keeler called the meeting to order.

2. Conduct a briefing to discuss items for the 7:00 p.m. regular meeting

Mr. Chris Webb, Planner, reviewed the following cases:

- SP-75-2020 Applicant is requesting to continue SP-75-2020 to the Planning and Zoning Commission meeting of June 23, 2020.
- SUB-65-2020 Applicant is requesting a Final Plat of The Enclave Phase 1 for 63 residential lots and 8 open space lots. Staff recommended approval.
- SUB-66-2020 Applicant is requesting a Final Plat of The Enclave Phase 2 for 59 residential lots. Staff recommended approval.
- SUB-67-2020 Applicant is requesting a Final Plat of The Estates of North Grove Phase 2 for 72 residential lots. Staff recommended approval.
- ZDC-000007-2020 Planning Director Shon Brooks stated the purpose of the request is
 for the City of Waxahachie to consider approving a new Specific Use Permit along with a
 Development Agreement for Oak Cliff Metals located at 500 Brown Industrial Road.

3. Adjourn

There being no further business, the meeting adjourned at 6:53 p.m.

Respectfully submitted,

Lori Cartwright, City Secretary

(5+6)



Memorandum

To: Honorable Mayor and City Council

From: Shon Brooks, Director of Planting

Thru: Michael Scott, City Manage

Date: June 16, 2020

Re: SP-75-2020 Site Plan for Dove Hollow

On June 3, 2020, the applicant asked staff to continue case no. SP-75-2020 from the June 23, 2020 Planning and Zoning Commission agenda, as well as the July 6, 2020 City Council meeting agenda and be placed on the July 14, 2020 Planning and Zoning Commission agenda and July 20, 2020 City Council meeting agenda.

(7+8)



Memorandum

To: Honorable Mayor and City Council

From: Shon Brooks, Director of Planting

Thru: Michael Scott, City Manager

Date: June 16, 2020

Re: ZDC-77-2020 - Gala at Waxahachie

On June 16, 2020, the applicant requested to continue case no. ZDC-77-2020 from the June 23, 2020 Planning and Zoning meeting agenda and July 6, 2020 City Council meeting agenda, to the July 28, 2020 Planning and Zoning meeting agenda and the August 3, 2020 City Council meeting agenda.

(9)

Planning & Zoning Department Plat Staff Report

Case: SUB-78-2020



MEETING DATE(S)

Planning & Zoning Commission:

June 23, 2020

CAPTION

Consider request by Robert Erisman, J & K Excavation, LLC, for a Final Plat of Cross Fence at Oak Vista for 175 lots, being 248.575 acres situated in S.B. Orton Survey, Abstract 813, J. Fifer Survey, Abstract 352, D.M. McNeil Survey, Abstract 717 (Property ID 183375 and 188040) in the Extra Territorial Jurisdiction — Owner: Cross Fence Development, LLC (SUB-78-2020)

APPLICANT REQUEST

The applicant is requesting to plat this lot into 173 residential lots and 2 open space lots.

CASE INFORMATION

Applicant:

Robert Erisman, J & K Excavation, LLC

Property Owner(s):

Cross Fence Development, LLC

Site Acreage:

248.575 acres

Number of Lots:

175 lots (173 residential lots)

Number of Dwelling Units:

173 units

Park Land Dedication:

N/A (ETJ)

Adequate Public Facilities:

Staff received a water letter from Buena Vista-Bethel SUD stating that adequate public facilities are available to this site.

SUBJECT PROPERTY

General Location:

Located along FM 66 and adjacent and south of the existing Oak

Vista Estates.

Parcel ID Number(s):

183375 and 188040

Current Zoning:

N/A (ETJ)

Existing Use:

Construction is on-going at the site.

Platting History:

The preliminary plat (PP-19-0036) was approved by City Council

on April 15, 2019.

Site Aerial:



RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, the Planning and Zoning Department recommends:

☐ Disapprova

- Approval, as presented.
- ☐ Approval, per the following conditions:

ATTACHED EXHIBITS

- 1. Plat Drawing
- 2. Water Letter

APPLICANT REQUIREMENTS

1. If approved by City Council, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

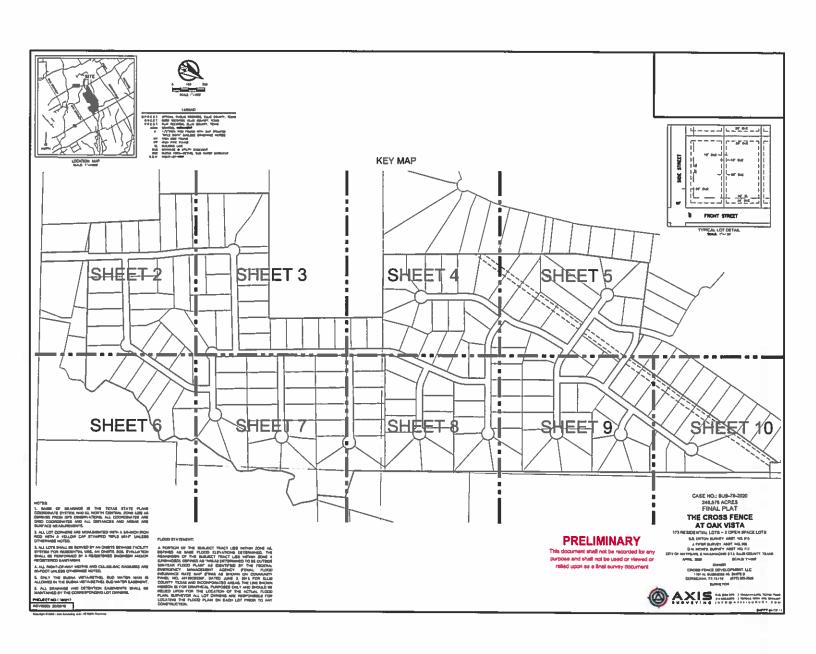
A plat shall not be filed with the Ellis County Clerk until:

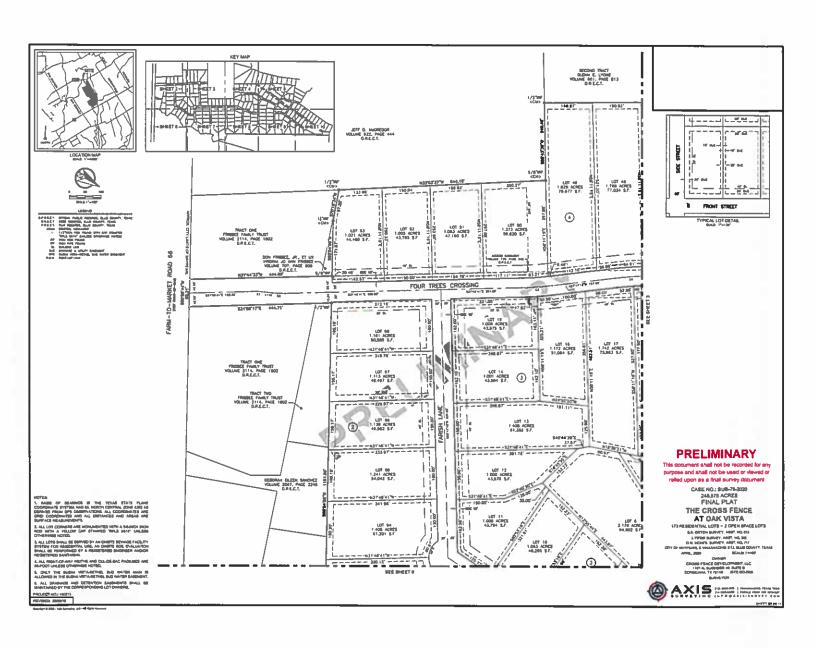
- All utilities, infrastructure, and other required improvements have been installed and a letter of acceptance associated with the utilities and infrastructure installation has been received from the Public Works Department;
- 2. A drainage study has been conducted and/or a traffic impact analysis has been conducted as required by the City's subdivision ordinance.

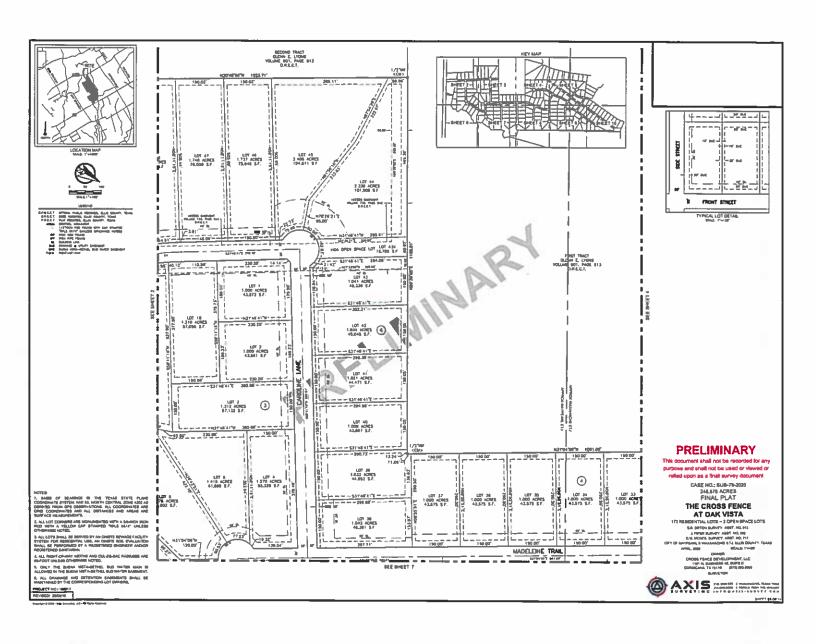
STAFF CONTACT INFORMATION

Prepared by:
Chris Webb
Planner
cwebb@waxahachie.com

Reviewed by:
Shon Brooks, AICP
Director of Planning
sbrooks@waxahachie.com

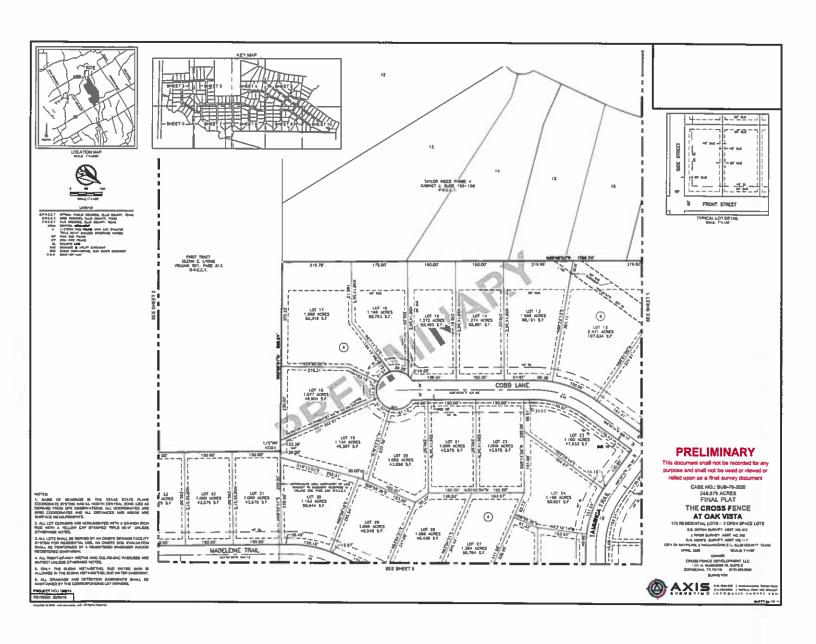


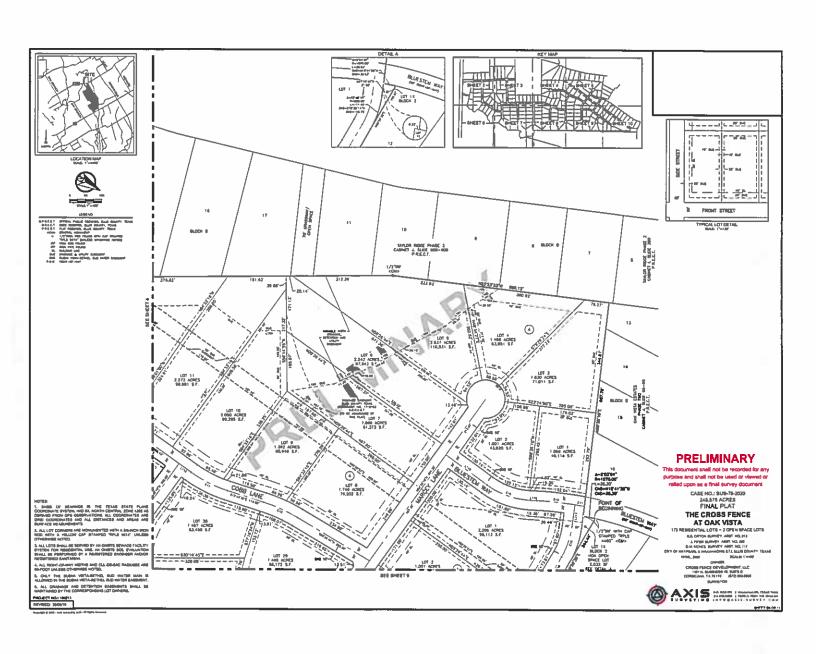


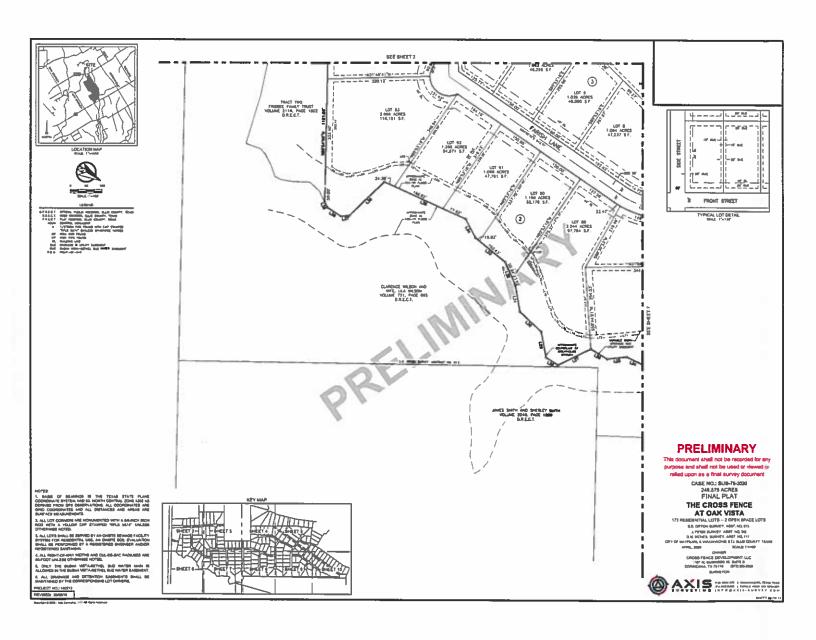


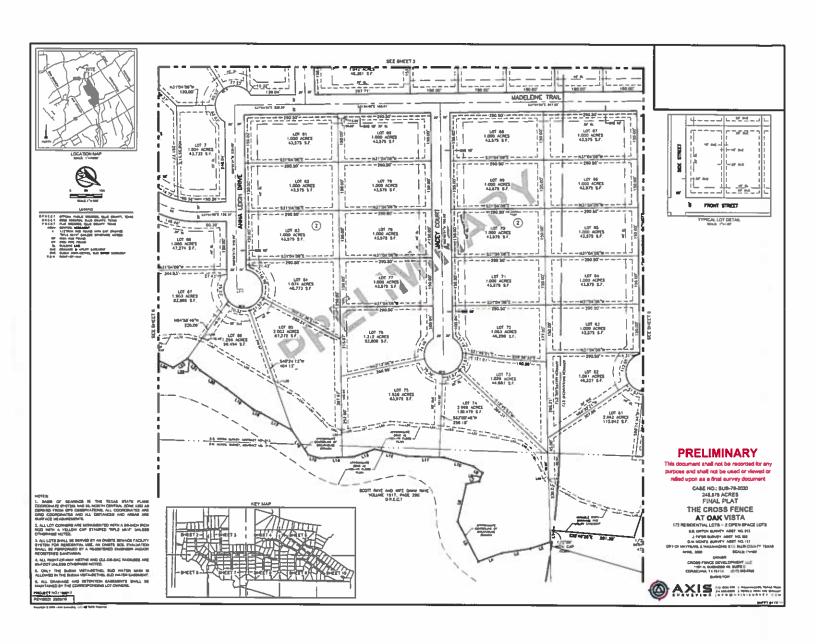
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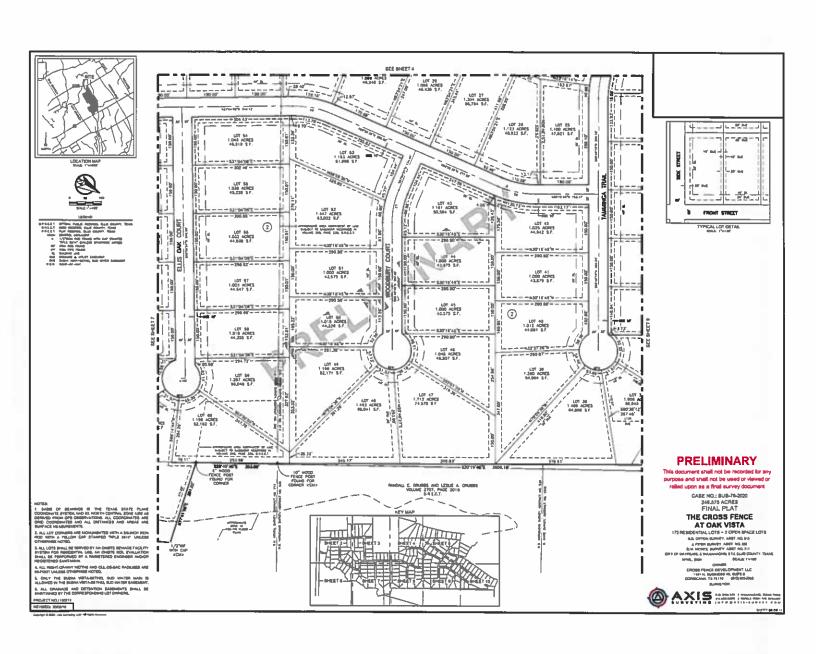
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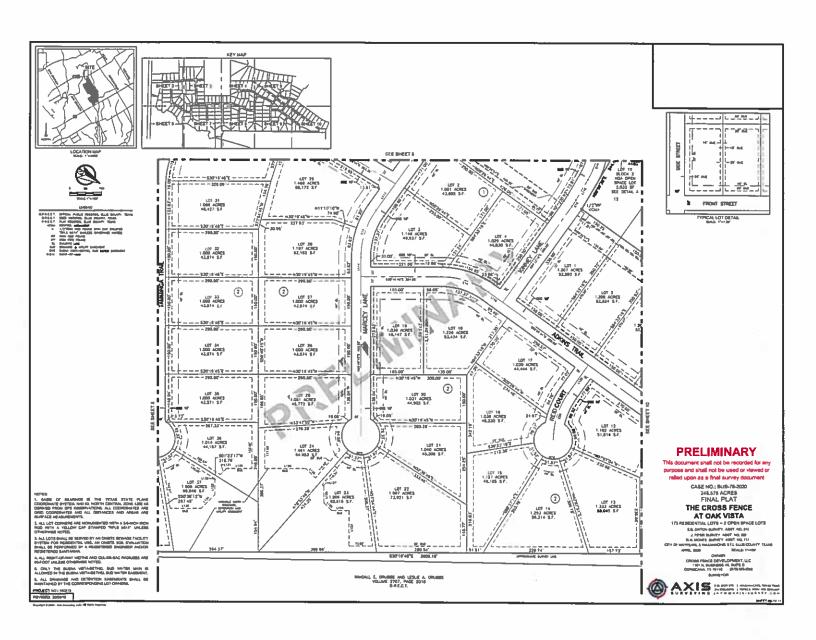


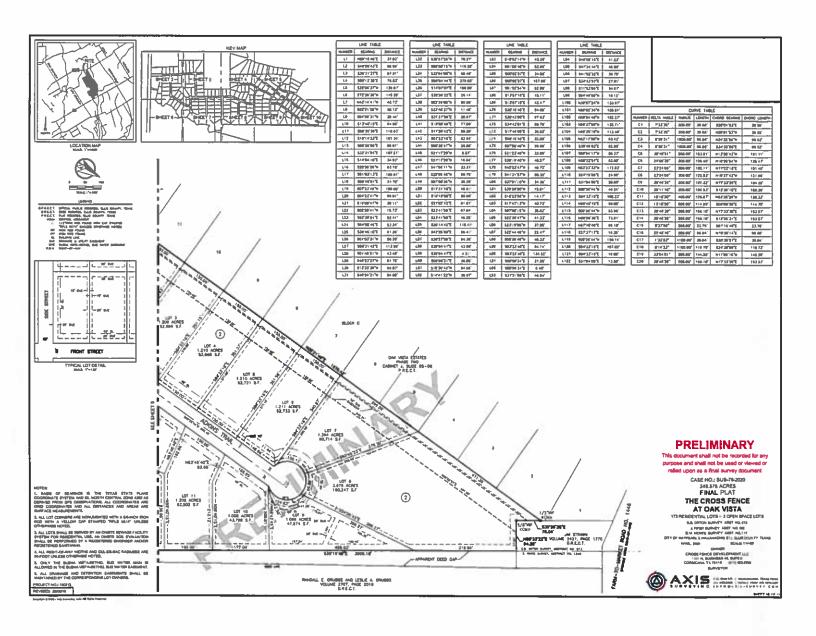












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SOUTH IN OF CHIEFE IS MENUTES IN INCOMES WEST. A SIMPNIOUS OF ILL WIFEET TO A POINT FOR CONVERG	ACRORS THE SAMEWARNTS AS DECENIA.	APPROVED DEST		
BOUTH RY DOORSE OF MANAGES IS DECEMBERANT A SELFANCE OF TOUR PRET TO A POINT FOR CONNERS	 Blue COUNTY IS NOT INTERCHINE? FOR INTRACED ANY IMPROVEMENTS IN UNDER DR ONTE ANY EXISTENCE CAUSED BY MINISTRANCE OF BRIDE. 	And the state of the same of t		
BOUTH OF DISCRESS AN ARMATES OF BRICENIUS A STATE A STATE OF PLAT FOR PER FOR CONTRINE	6. UTALTY SAMBABINTS MAY ALSO BE USED FOR THE MATURE AND ADDRESSORED OF ALL PLEASE UTBLESS DEADING TO USE OF			
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BOTH HIGH CONTROL OF MINISTER 15 INCOMES MAIN, Y DISLANCE, ON AFTS MILL ACT WORLD NOW COMMAN.	PERCES. FIRES, DISTURB OR OTHER DEPROPRIATIONS ON DECEMBER WHICH DAY IN ANY WAY ENGAGED ON INSTRUMENT WITH THE			
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		DORBICANO, Y # 79110 (673) 853-7586		
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PLANNING & ZONING DEPARTMENT
401 South Rogers Street | Waxahachie, Texas 75168
(469) 309-4290 | www.waxahachie.com/Departments/PlanningandZoning



WATER UTILITY PROVIDER'S ENDORSEMENT

" A B R E P. V					
Applicant Name:	Joshua Trees	Parcel ID #:	183375	8 188040)
Subdivision Name:	The Cross Fence at Oak V	′ista			
comply with TCEQ and lar providers outside of the C per TCEQ and fire flow per	equires new lots in subdivision test Insurance Service Office (I City of Waxahachie will need to r the latest ISO guidelines.	SO) guidelines. ensure they ca	Subdivisi n provide	ons served water flow/	by water pressure
Applicants, please submit turned in at the time you s	this form to your water provide submit your application packet	r for completion to the Planning (. This con Departme	npleted form int.	n must be
Contact Information: Buena Vista-Bethel SUD Carroll Water Company Mountain Peak SUD Rockett SUD Sardis-Lone Elm WSC Nash Foreston WSC	(972) 937-1212 (972) 617-0817 (972) 775-3765 (972) 617-3524 (972) 775-8566 (972) 483-3039				
				Yes	No
1. I have reviewed a copy of the proposed plat.				B	
2. The platted lots fall within our CCN area.					D D
Our water system can provide water flow and pressure for domestic service per TCEQ regulations.			estic	Q	
Our water system can provide the water flow and pressure for firefighting per ISO guidelines.				d	0
5. The water line si	ze servicing the lots is	inches.		Q /	
Joe Buc Print Name of General Manager of wa	ter provider or Designee		-	ater provider com	that S, 4. K
Signature of General Manager of water provider or Designee Date					