

Planning and Zoning Commission  
January 8, 2014

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held on Wednesday, January 8, 2014 at 4:30 p.m. in the Council Chamber at 401 S. Rogers, Waxahachie, Texas.

Members Present: Jim Cooper, Chairman  
Rick Keeler  
Bonney Ramsey  
Mary Lou Shipley  
Melissa Ballard

Member Absent: Betty Jefferson, Vice Chairman  
Anthony Mottla

Others Present: Clyde Melick, Director of Planning  
Amber Villarreal, Assistant City Secretary  
Steve Chapman, City Attorney

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Chairman Jim Cooper called the meeting to order and gave the invocation.

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**Mrs. Bonney Ramsey moved to approve the minutes of the Planning & Zoning Commission regular meeting of December 11, 2013.** Ms. Melissa Ballard seconded, **All Ayes.**

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Mr. Steve Donosky, 5005 LBJ Freeway, Suite 1200, Dallas, Texas, requested approval of the Preliminary Plat of Aday Estates being a 43.90 acre tract of land out of the J. Drinkard Survey, Abstract No. 273-Owner: Don G. & Margaret E. Walker (PLM 2013-34). He noted the proposed subdivision will be located on FM 66 and be thirty-six (36) one acre lots. The adjacent land owner is authorizing a connecting road right-of-way on the east side of the land to connect FM 66 to FM 1446.

Planning Director Clyde Melick reviewed the following Staff Comments:

- 1) Applicant proposes the platting of 36 lots for Aday Estates
- 2) This proposed subdivision is located within the Buena Vista Bethel SUD Water CCN service area.
- 3) The city will need documentation that the proposed subdivision water supply system will be adequate to provide fire protection per the latest publication of the ISO Guide for Determination of Needed Fire Flow. The documentation will need to include not only fire flow, but adequate water pumping and storage capabilities.
- 4) The proposed development is located within the proposed South Prong Creek Wastewater Collection System drainage basin as defined in the City of Waxahachie's Wastewater

Collection System Master Plan adopted October 2008. The Master Plan identifies a wastewater collection system to be constructed within this drainage basin with additional sewer lift stations, force mains and gravity lines as development occurs. If the developer does not intend to provide the development with a wastewater collection system, a letter will need to be forwarded to my attention requesting consideration for exception from complying with the City's Wastewater Collection System Master Plan and stating justification for such exception.

- 5) Block B, Lot 2 and 3 contain a drainage easement, a Home Owners Association must be formed for maintenance of this area.
- 6) Fully developed conditions will require detention, this was designed on Lot 2 in prior submittals
- 7) City of Waxahachie Subdivision Standards requires an additional road to be stubbed out to the east. In lieu of this requirement a Developers Agreement or HOA covenants are required
- 8) Roadway cross section should be 6' thick, 3600 PSI, 6 sack concrete, NCTCOG Type "C", with #3 bars at 24' on center, no fly ash.
- 9) Within thirty (30) days after City Council approval, please provide the City Building and Development Department with twelve (12) corrected copies

Commissioner Ramsey asked if the applicant has agreed to comply with all staff comments. Mr. Melick noted the applicant has agreed to comply and some of the comments will be addressed at construction plans.

Commissioner Shipley asked if the Homeowner's Association information will be supplied to the Building Department. Mr. Melick noted after the plat is approved the city will not permit or inspect the construction since the property is in the ETJ.

**Ms. Mary Lou Shipley moved to approve the Preliminary Plat of Aday Estates being a 43.90 acre tract of land out of the J. Drinkard Survey, Abstract No. 273-Owner: Don G. & Margaret E. Walker (PLM 2013-34), subject to Staff Comments.** Mr. Rick Keeler seconded, **All Ayes.**

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William Smith, 1506 Creekford Dr., Arlington, Texas, requested approval of the Preliminary Plat for Sandstone Ranch being 66.601 acres in the Robert Russell Survey, A-91, being 126 lots- Owner: Jimmy Morrow (PLM 2013-37). He noted the lots sizes changed from 12,000sf to 16,000sf to comply with city ordinance.

Planning Director Clyde Melick reviewed the following Staff Comments:

- 1) Applicant proposes the platting of 66 lots for Phase I of Sandstone Ranch
- 2) There is no profile for the Sanitary Sewer, this must be provided with the construction drawings

- 3) Engineering construction plans of water and sewer lines and other infrastructure shall be provided as well as the proposed connections to distribution mains.
- 4) No street plan or profile has been provided, these must be provided with the construction drawings
- 5) Five (5') foot contours shown for the area with all elevations on the contour map referenced to sea level datum
- 6) Traffic Impact Analysis shall be provided for all subdivisions with more than 100 dwelling units
- 7) Sandstone Drive should continue to adjoining property to provide off site circulation, this will connect to Hakney Street in the future.
- 8) The East-West portion of Agate Drive should be renamed Equestrian Drive for future connection
- 9) Within thirty (30) days after City Council approval, please provide the City Building and Development Department with twelve (12) corrected copies

Chairman Cooper expressed his concern with the back yards of lots 1-12 facing the neighbors across the street. Mr. Melick noted there will be a landscape buffer.

**Mrs. Bonney Ramsey moved to approve the Preliminary Plat for Sandstone Ranch being 66.601 acres in the Robert Russell Survey, A-91, being 126 lots-Owner: Jimmy Morrow (PLM 2013-37), subject to Staff Comments.** Ms. Mary Lou Shipley seconded, **All Ayes.**

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**Citizens' Petitions and Requests**

None

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Planning Director Clyde Melick introduced Derica Peters, Planning Coordinator for the City of Waxahachie. He expressed his condolences to Councilman Buck Jordan's family and announced the funeral service arrangements. He noted Councilman Jordan was a great statesman who will be missed by all.

There being no further business, the meeting adjourned at 4:45 p.m.

Respectfully submitted,

Amber Villarreal  
Assistant City Secretary