

Planning and Zoning Commission
February 12, 2014

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held on Wednesday, February 12, 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
Anthony Mottla

Member Absent: Betty Jefferson, Vice Chairman
Melissa Ballard

Others Present: Clyde Melick, Director of Planning
Kevin Strength, Council Representative
Amber Villarreal, Assistant City Secretary

Chairman Jim Cooper called the meeting to order. Ms. Mary Lou Shipley gave the invocation.

Mrs. Bonney Ramsey moved to approve the minutes of the Planning & Zoning Commission regular meeting of January 22, 2014. Mr. Anthony Mottla seconded, **All Ayes.**

Mr. Kars Tamminga, 3726 FM 1446, Waxahachie, requested approval of the Preliminary Plat of Tamminga Farms being a 32.784 acre addition in the G.W. Keen Survey, Abstract. No. 603 (PLM 2014-01).

Planning Director Clyde Melick reviewed the following Staff Comments:

- 1) Applicant proposes the platting of 32.784 ACRES for the construction of a single family residential development.
- 2) Information is needed from Buena Vista Bethel water corporation that shows adequate fire protection is available according to ISO Guide for Determination of Needed Fire Flow
- 3) 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 as development occurs. If the developer does not intend to provide the development with the wastewater collection system, a letter will need to be forwarded to my office, and addressed to the City Manager, requesting consideration for exception from complying with the City's Wastewater Collection System Master Plan and stating justification for such exception. To my knowledge, no written request for relief from constructing the wastewater collection system has been received or written relief granted by the city.

- 4) Right of Way dedication along Cox Road should be thirty (30') feet, the dedication is stated to be 29.98 feet
- 5) Bar ditches should be constructed along Hoyt and Cox Road
- 6) Within thirty (30) days after City Council approval provide City Planning Department with twelve (12) corrected copies

Mr. Melick noted there is no additional public infrastructure needed and the property is in the city's ETJ and will go to the county for approval.

Ms. Mary Lou Shipley moved to approve the Preliminary Plat of Tamminga Farms being a 32.784 acre addition in the G.W. Keen Survey, Abstract. No. 603-Owner: Kars Tamminga (PLM 2014-01), subject to Staff Comments. Mrs. Bonney Ramsey seconded, **All Ayes.**

Chairman Cooper announced the applicant has requested that the Preliminary Plat of Victory Park being 107.099 acres in the Allen W. Brown Survey, Abstract No. 102, Joseph Benson Survey, Abstract No. 104-Owner: Dartco of Texas, LLC (PLM 2014-02) be moved to the Planning & Zoning meeting of March 12, 2014.

Mr. Paul Shearin, 709 Dogwood Lane, Waxahachie, Texas, requested approval of the Final Plat of Lots 31A, 31B, 32A, & 32B, Block 3, University Addition being a Replat of Lots 30 & 31, Block 3, University Addition (RP 2014-03) to allow for duplexes on the lots.

Planning Director Clyde Melick reviewed the following Staff Comments:

- 1) The applicant wishes replat two lots into four for infill development
- 2) The lots 31A, 31B, 32A & 32B will be duplex lots, each side of the duplex is on its own property for potential sale of each side
- 3) Total acreage should be on the plat
- 4) Additional water and sanitary sewer services, taps and meters will be needed for replatted lots
- 5) Applicant to submit twelve (12) additional corrected copies and Mylar all with original signatures of property owners within thirty (30) days of City Council approval

Mrs. Bonney Ramsey moved to approve the Final Plat of Lots 31A, 31B, 32A, & 32B, Block 3, University Addition being a Replat of Lots 30 & 31, Block 3, University Addition -Owner: Paul Shearin (RP 2014-03), subject to Staff Comments. Mr. Rick Keeler seconded, **All Ayes.**

Chairman Jim Cooper continued the Public Hearing on a request by Sterling Development Co., Brett Hess and Moritz Interest LTD., for a Zoning Amendment from Single Family-1 to

Planned Development–Single Family-1 (PD-SF1), Planned Development–Single Family-2 (PD-SF2), Planned Development–Single Family-3 (PD-SF3), and Planned Development - Multi-Family – 1 (MF-1), and Planned Development - General Retail (PD-GR) for mixed use and residential development, being a part of Abst 1182 JW Wright Survey, Abst 1009 H Sange Survey, Abst 318 R A Davis Survey, Abst 5 JB & A Adams Survey, Abst 83 J Billingsley Survey, Abst 106 C H Bernard Survey, Abst 629 H Levy Survey, and Abst 911 R Russell Survey located between Highway 77 and FM 813, being approximately 749 acres- Owner: Various (ZA 2013-41).

Mr. Terry Weaver, Sterling Development Company, representing the southern portion of the request, noted he has spoken with several builders and they are all in agreement with the higher architectural standards for the Planned Development.

Planning Director Melick acknowledged the support of the property owners, City Council, and some of the Planning and Zoning members to establish this plan for North Grove.

Mr. Brett Hess, Hi View Real Estate, representing the 212 acres on the north end of the project, noted the Planned Development was established by urban planners TBG to prevent cookie cutter communities.

Commissioner Keeler commended the new urbanism design and park space noting there will be about 25 entry ways into this planned development to prevent bottleneck traffic. He inquired about straight zoning for the commercial/retail areas in the planned development and Mr. Melick noted there will be special requirements written into the planned development. Commissioner Keeler asked what Country Meadows doesn't have to comply with and Mr. Weaver noted they don't have to comply with alleys and the density is decreased.

Commissioner Mottla asked if the high density residential will still have single family homes and Mr. Melick concurred. Commissioner Mottla inquired how neighborhoods will be divided and Mr. Weaver noted there will be distinguishing signage possibly from stone, but no huge monument signs.

Planning Director Clyde Melick reviewed the following Staff Comments:

- 1) Applicant requests approval of zoning change on 755 acres of open land for creation of a single family and multi-use development
- 2) This Planned Development came about by talking to various land owners who were close to developing their property. Also talking to landowners who were not necessarily ready to develop their property but who were willing to establish a Planned Development on this property. The city then enlisted TBG Partners, a planning consultant team that we have worked with in the past. TBG held a three day charrette with the landowners, developers, representatives with the P & Z, City Council and staff. The result of this charrette is the governing document for the Planned Development.
- 3) In the beginning the Planned Development was for over 950 acres, however this application is just for 450 acres. For the majority of this property this is not a problem. For a portion that is the current Country Meadows subdivision this creates a problem.

Currently the current Country Meadows has high density development along with 50 foot frontage lots. One point of discussion was that for the Nelson Farms tract we would give the developer the overall increase in density if the developer was willing to forgo some of the density in the Country Meadows tract. (these tracts are controlled by one owner) This application does not lessen the density of the Country Meadows tract but it does increase the density of the Nelson Farms tract. Staff would recommend that both these tracts are rezoned at the same time.

- 4) Proposed Single Family development dwelling sizes are larger or equal to current city standards, however lot sizes offer developer flexibility to be reduced below current zoning standards
- 5) All exterior materials used throughout development will comply with City standards
- 6) Additional information is contained within the “North Grove Planned Development Standards”
- 7) In addition this request is bring in in the existing Country Meadows Planned Development and increasing the lot sizes in the current development, there are separate standards that are referenced in the “Country Meadows Appendix”

Mr. William Hoyle, 1626 Hillside Drive, Waxahachie, Texas, requested additional street lighting and inquired about multi-family. Mr. Melick noted multi-family will only be allowed in the commercial space only, typically lofts above retail space.

Mr. Jim Tachias, 164 Brookstone Drive, Waxahachie, Texas, requested larger homes in the planned development and proper infrastructure be assessed to prevent flooding.

Mr. Paul Medford, 220 Brookbend Drive, Waxahachie, Texas, inquired about the walking trails leading to his property. Mr. Melick noted trails will not interfere on private property.

Ms. Wanda Manning, 211 Oak Ridge Drive, Waxahachie, Texas, expressed her concern for traffic leading out of Bessie Coleman Drive. Mr. Melick noted a traffic impact analysis will be done once the planned development is approved before moving forward with construction.

Mr. Rick Keeler moved to approve the request by Sterling Development Co., Brett Hess and Moritz Interest LTD., for a Zoning Amendment from Single Family-1 to Planned Development–Single Family-1 (PD-SF1), Planned Development–Single Family-2 (PD-SF2), Planned Development–Single Family-3 (PD-SF3), and Planned Development - Multi-Family – 1 (MF-1), and Planned Development - General Retail (PD-GR) for mixed use and residential development, being a part of Abst 1182 JW Wright Survey, Abst 1009 H Sange Survey, Abst 318 R A Davis Survey, Abst 5 JB & A Adams Survey, Abst 83 J Billingsley Survey, Abst 106 C H Bernard Survey, Abst 629 H Levy Survey, and Abst 911 R Russell Survey located between Highway 77 and FM 813, being approximately 749 acres- Owner: Various (ZA 2013-41), subject to Staff Comments and all conditions outlined in the North Grove Planned Development (PD). Ms. Mary Lou Shipley seconded, All Ayes.

Citizens' Petitions and Requests

Mr. Melick thanked the public for their participation in the public hearing and asked for prayers for the Chapman family.

P&Z Commissioners thanked Mr. Melick for all his hard work on the North Grove Planned Development.

Chairman Cooper asked for prayers for the Chapman family.

There being no further business, the meeting adjourned at 5:36 p.m.

Respectfully submitted,

Amber Villarreal
Assistant City Secretary