

Planning and Zoning Commission
March 26, 2014

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held on Wednesday, March 26, 2014, at 4:30 p.m. in the Council Chamber at 401 S. Rogers, Waxahachie, Texas.

Members Present: Jim Cooper, Chairman
Betty Jefferson, Vice Chairman
Rick Keeler
Bonney Ramsey
Mary Lou Shipley
Anthony Mottla
Melissa Ballard

Others Present: Clyde Melick, Director of Planning
Steve Chapman, City Attorney
Lori Saunders, City Secretary
Kevin Strength, Council Representative

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

Mrs. Bonney Ramsey moved approval of the minutes of the regular Planning & Zoning Commission meeting of March 12, 2014. Ms. Melissa Ballard seconded, **All Ayes.**

Chairman Jim Cooper continued the Public Hearing on a request by Rivera Truck and Parts, for a Specific Use Permit within a Light Industrial-1 (LI-1) Zoning District for temporary portable building storage and outside storage to be located at 5947 IH 35E N, being 7.52 acres in the Peter B. Stout Survey, Abstract No. 1003. Owner: Jose H. Rivera (ZA 2014-01).

Mr. Ron Wilkinson, 701 S. Rogers, representing Applicant, requested to continue utilizing the site for temporary portable building storage. He stated the buildings are slated to be delivered to the Dakota's, however, weather related, locally and nationally, has caused a backlog of delivery and the units have been delayed for a period of time. Mr. Wilkinson requested a one-year extension for storage of 115 units. He reported the units will not utilize any oil and no issues with safety. He noted they are consistent with the remainder of the property on IH35.

Ms. Mary Lou Shipley asked how long the buildings have been stored on the property and confirmed the shipping issue is weather related. Mr. John Martin, Palomar Homes, 4220 Hershel Avenue, Dallas, stated they have been onsite since 2013 and shipping is not weather related. He explained it is contractual issues.

Mr. Clyde Melick, Director of Planning, reviewed the following Staff Comments recommending

A temporary permit for the 115 units:

1. Applicant requests a zoning change for a specific use permit for the temporary storage of portable buildings
2. These buildings were supposed to be here a short time, due to unforeseen circumstances they cannot be delivered to their destination at this point, they need until July to remove them from the property.
3. This SUP should be temporary and not be renewed without an additional Public Hearing
4. Applicant shall provide 5 corrected copies of complete Site Plan to the Planning Department within 30 days of City Council approval

Mr. Wilkinson requested the temporary permit up to the first quarter of 2015.

There being no others to speak for or against ZA 2014-01, Chairman Cooper closed the Public Hearing.

After further discussion, Mr. Rick Keeler moved to approve a six month Temporary Specific Use Permit, subject to an additional six month renewal; Staff Comments, and limiting the storage to 115 units. Ms. Mary Lou Shipley seconded, **All Ayes.**

Mr. John Blacker, 12801 N. Central Express Way, Dallas, Texas, representing the Applicant, requested approval of Preliminary Plat of Lot 1, Block A, Life School Waxahachie Addition being 11.710 acres in the Peter B. Stout Survey, Abstract No. 1003 and the Thomas Selby Survey, Abstract No. 1002. Owner: Lantana Investments, Ltd. (PLM 2014-05).

Mr. Clyde Melick, Director of Planning, reviewed the following Staff Comments:

- 1) Applicant proposes the platting of one lot in Light Industrial - 1 zoning for this subdivision
- 2) In order to promote orderly development of the limited resource that is the land adjacent to Highway 77 it is imperative that the Life School access the highway at the current Alton Adams Drive intersection, as indicated in the Traffic Impact Analysis. This will protect the public interest by specifying the location, design, class and type of streets, sidewalks, utilities, and essential areas and services required. It is intended as part of the subdivision ordinance to provide for the circulation of traffic throughout the municipality, having particular regard to the avoidance of congestion in the streets and highways. This preliminary plat has the connection at Alton Adams.
- 3) This property is Zoned Light Industrial -1, maximum lot coverage for all structures, accessory buildings and pavement is 60%
- 4) This is not an exhaustive review, once the above issues are rectified further review will be done
- 5) Within thirty (30) days after City Council approval provide City Planning Department with twelve (12) corrected copies

Mr. Melick stated the plat is good for the city and the Applicant's request includes 39.616 acres.

After a brief discussion, Vice Chairman Betty Jefferson moved to approve Preliminary Plat of Lot 1, Block A, Life School Waxahachie Addition being ~~11.710~~ 39.616 acres in the Peter B. Stout Survey, Abstract No. 1003 and the Thomas Selby Survey, Abstract No. 1002 – Owner: Lantana Investments, Ltd. (PLM 2014-05) correcting 11.710 acres to 39.616 acres and subject to Staff Comments. Mrs. Bonney Ramsey seconded, **All Ayes.**

Mr. Clyde Hargrove, 101 Valley Ridge Dr., Red Oak, requested approval of Preliminary Plat of Garden Valley Ranch, Phase 3 being 24.501 acres (90 lots) out of the J.B. & Ann Adams Survey, Abstract No. 5. Owner: WP Legacy, Ltd. (PLM 2014-06). He reported the SF-3 homes will be eliminated and all homes will be SF-2 due to the market demand.

Mr. Clyde Melick, Director of Planning, reviewed the following Staff Comments:

- 1) This is the Garden Valley Phase III preliminary plat of 90 single family lots. Although this zoning allows for both SF-2 and SF-3 lots this plat only has SF-2 (6,500 sq. ft.) lots
- 2) Developer will need to enter into a Developer Agreement with the City in reference to the inter-basin transfer of the wastewater from this proposed development. The sanitary sewer from proposed development is not consistent with the current City of Waxahachie's Wastewater Collection System Master Plan. The Agreement would encompass such items as; limiting inter-basin , developers continuation to obtain easements to relieve the inter-basin transfer of wastewater; establishing a fee per lot, in addition to the impact fees, for the inter-basin transfer of the wastewater form this phase of development.
- 3) A minimum of a 15' wide permanent off-site sanitary sewer easement will be needed for all proposed off-site sanitary sewer lines.
- 4) Please provide sanitary sewer drainage calculations.
- 5) The proposed off-site sanitary sewer line at the upper end of the off-site area prior to connecting to the existing sanitary sewer line is shown to go through what looks to be a detention pond and possible an easement of some sort. Please label what this area is. If this is a detention pond, the sanitary sewer line cannot cross through the pond itself.
- 6) Extend the proposed sanitary sewer line on the east end of Sagebrush Lane to the end of the development for future connection of master plan identified line CC-1 (10").
- 7) Within thirty (30) days after City Council approval provide City Planning Department with twelve (12) corrected copies

Mr. Hargrove stated he concurs will all Staff Comments. He reported the development will have a Developers Agreement. Roads in the development will extend to Sagebrush Drive as well as the Estates of Garden Valley which is all part of the Capital Improvement Program.

Ms. Melissa Ballard moved to approve of Preliminary Plat of Garden Valley Ranch, Phase 3 being 24.501 acres (90 lots) out of the J.B. & Ann Adams Survey, Abstract No. 5. Owner: WP

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Legacy, Ltd. (PLM 2014-06), subject to Staff Comments. Vice Chairman Betty Jefferson seconded, **All Ayes.**

Chairman Cooper welcomed City Secretary Lori Saunders back after a medical absence. He commended Assistant City Secretary Amber Villarreal for her efficiency working with the Commission.

There being no further business, the meeting adjourned at 5:00 p.m.

Respectfully submitted,

Lori Saunders
City Secretary