

Planning and Zoning Commission
June 11, 2014

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held on Wednesday, June 11, 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

Members Absent: Anthony Mottla
Melissa Ballard

Others Present: Clyde Melick, Director of Planning
Derica Peters, Planning & Development Coordinator
Steve Chapman, City Attorney
Lori Saunders, City Secretary
David Hill, Council Representative

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

Vice Chairman Betty Jefferson moved approval of the minutes of the regular Planning & Zoning Commission meeting of May 28, 2014. Mrs. Bonney Ramsey seconded, **All Ayes.**

Chairman Jim Cooper Continue Public Hearing on a request by David Bond, for a Specific Use Permit within a Planned Development-23-Single Family-1 (PD-23-SF-1) Zoning District to build an accessory building located at 194 Old Howard Road, being Lot 3R, Block D, 2.062 acres in Crystal Cove Phase 2– Owner: David Bond (ZA 2014-16).

Mr. David Bond, 194 Old Howard Road, Waxahachie, reported the accessory building will be a garage.

There being no others to speak for or against ZA 2014-16, Chairman Cooper closed the Public Hearing.

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

- 1) Applicant requesting approval of Specific Use Permit for Garage/Accessory Building
- 2) No residential use allowed garage

Mrs. Bonney Ramsey moved to approve a request by David Bond, for a Specific Use Permit within a Planned Development-23-Single Family-1 (PD-23-SF-1) Zoning District to build an

accessory building located at 194 Old Howard Road, being Lot 3R, Block D, 2.062 acres in Crystal Cove Phase 2– Owner: David Bond (ZA 2014-16), subject to Staff Comments. Vice Chairman Betty Jefferson seconded, **All Ayes.**

Chairman Jim Cooper opened the Public Hearing on a request by Jeff Crannel, for a Site Plan approval and Zoning Amendment from Planned Development-Single Family-3 (PD-SF-3) Zoning District to expand the original site to include adjacent pond located at northeast corner of Parks Schoolhouse Road and Peters, being 69.823 acres– Owner: WAXENNIS 5412 LLC (ZA 2014-17).

Mr. Jeff Crannell, 2570 Justin Road, #209, Highland Village, Texas, reported the pond is approximately 7 acres and will have 4 foot of wood fencing located on the west and south side of the pond where a steep drop-off is located. He stated a children’s playground will be located near the gazebo. The property was currently a 176 residential lot development and has been increased to 206 lots.

Those who spoke in favor of ZA2014-17:

Rosemary Pitts, 12 B Clift Estates, Waxahachie

There being no others to speak for or against ZA 2014-17, Chairman Cooper closed the Public Hearing.

Mr. Clyde Melick, Director of Planning, reviewed the following Staff Comments noting the city will not be liable for the pond.

- 1) Applicant requests a zoning change from Single Family-3 to Planned Development – Single Family -3
- 2) This Planned Development includes a number of stipulations as described on zoning exhibit – any items not specifically addressed will comply with the current City of Waxahachie Zoning Ordinance
- 3) Current zoning for this parcel is SF-3 and would yield approx. 169 lots at the current average SF-3 density, this proposal yields 176 lots
- 4) This request limits the amount of parkland that was previously committed to at the corner of Peters Street and Parks School House Road. New park dedication is surrounding lake to the north.
- 5) Current lot breakdown for this 176 residential lot development is as follows:
 - A. 119 lots of a minimum size of 7,000 square feet
 - Min Lot width – 60’
 - Min Lot Depth -100’
 - Front setback - 20’
 - Rear Setback – 20’

- Side yard setback – 5’
 - Side yard (corner) – 10’
- B. 27 lots of a minimum size of 8,000 square feet
- Min Lot width – 70’
 - Min Lot Depth -100’
 - Front setback - 20’
 - Rear Setback – 20’
 - Side yard setback – 7’
 - Side yard (corner) – 15’
- C. 14 lots of a minimum size of 9,000 square feet
- Min Lot width – 80’
 - Min Lot Depth -110’
 - Front setback - 25’
 - Rear Setback – 20’
 - Side yard setback – 7’
 - Side yard (corner) – 15’
- D. 16 lots of a minimum size of 10,000 square feet
- Min Lot width – 80’
 - Min Lot Depth -110’
 - Front setback - 25’
 - Rear Setback – 20’
 - Side yard setback – 7’
 - Side yard (corner) – 10’
- 6) **Proposed** lot breakdown for this 206 residential lot development is as follows:
- A. 32 lots of a minimum size of 6,387 square feet (alley served)
- Min Lot width – 60’
 - Min Lot Depth -100’
 - Front setback - 20’
 - Rear Setback – 20’
 - Side yard setback – 5’
 - Side yard (corner) – 10’
- B. 107 lots of a minimum size of 7,000 square feet
- Min Lot width – 60’
 - Min Lot Depth -100’
 - Front setback - 20’
 - Rear Setback – 20’
 - Side yard setback – 7’
 - Side yard (corner) – 15’
- C. 32 lots of a minimum size of 8,000 square feet
- Min Lot width – 70’

- Min Lot Depth -100'
 - Front setback - 20'
 - Rear Setback – 20'
 - Side yard setback – 7'
 - Side yard (corner) – 15'
- D. 16 lots of a minimum size of 9,000 square feet
- Min Lot width – 80'
 - Min Lot Depth -110'
 - Front setback - 25'
 - Rear Setback – 20'
 - Side yard setback – 7'
 - Side yard (corner) – 15'
- E. 19 lots of a minimum size of 10,000 square feet
- Min Lot width – 80'
 - Min Lot Depth -110'
 - Front setback - 25'
 - Rear Setback – 20'
 - Side yard setback – 7'
 - Side yard (corner) – 10'
- 7) Minimum size of dwelling area for all lots shall be 1,300 square feet for 33% of the houses, 1501 square feet for 33 % and 1700 square feet for 33%
- 8) Current application does not have house size breakdown.
- 9) Maximum lot coverage of 35%
- 10) Minimum dwelling masonry requirement 80%
- 11) All larger lots are requested to come in later phases**

STAFF RECOMENDATIOINS

- 12) Street name “Vista Dr.” is too similar to an existing street name in the city
- 13) There’s an existing 12” water line and easement along the property line of the properties abutting Peters St and is not shown. Please show location of both. The water line will need to be relocated if within the proposed platted lots back yards.
- 14) There’s a 12” water line and easement existing along this property line of the properties abutting Park School House Rd that’s not shown. Please show limits. This may be in conflict with proposed screening wall and easement. Need to clarify.
- 15) Screening along Parks School House Road and Peters Street is to be placed five feet within properties rear yards along with a Wall Maintenance Easement for the Home Owners Association, this screening should be detailed
- 16) Pedestrian access should be provided at cul de sacs
- 17) All sidewalks should be a minimum of five (5’) feet wide

- 18) Details should be provided about the relationship of the park and Peters Street and Parks School House Road
- 19) Lots 8,000 square feet or greater shall have “J” swing or side entry garages
- 20) Any front entry garage shall be three (3’) feet behind front building plane, these should be able to encroach into the back yard three (3’) feet
- 21) Diversity of lot widths should be provided
- 22) Park amenities should be provided, play equipment, landscaping, sidewalks, etc.
- 23) Pond is private property that is controlled by applicant, mitigation may be required for this to be used as park dedication
- 24) 2007 Parks Recreation and Open Space Master Plan calls for a Neighborhood Park in this area, the seven acre park will create this neighborhood Park
- 25) Housing should face open space on single loaded road
- 26) Developer should be aware that during the platting phase of this project:
 - A. Adequacy of storm detention areas will need to be determined,
 - B. Some additional ROW may be required for improving Peters
 - C. Entry features will require additional detail to determine vision and turning requirements are not impeded,
 - D. A traffic impact analysis will be required
 - E. “Vista Drive” will have to be changed, these road names are too similar
 - F. Meadowlark Drive will not be given a median opening, this may need to be put further east in order to line up with Carter Court
 - G. Any of the above may reduce the overall lot count, this zoning exhibit in no way guarantees current lot count
 - H. Home Owners Association documents suitable for filing should be provided
- 27) The 2007 Comprehensive Plan Future Land Use Plan depicts this property to be Low Density Residential

Vice Chairman Betty Jefferson moved to approve a request by Jeff Crannel, for a Site Plan approval and Zoning Amendment from Planned Development-Single Family-3 (PD-SF-3) Zoning District to expand the original site to include adjacent pond located at northeast corner of Parks Schoolhouse Road and Peters, being 69.823 acres– Owner: WAXENNIS 5412 LLC (ZA 2014-17), subject to Staff Comments. Mr. Rick Keeler seconded, **All Ayes.**

Chairman Jim Cooper opened the Public Hearing on a request by Chris Acker, for a Site Plan approval within a Planned Development-92 (PD-92) Zoning District for a an 8,500 sq. ft. office building to be located on Chieftain Drive, being Lot 4A, Block A, 0.8647 acre, Park Place Professional Center - Owner: Chris Acker (ZA 2014-18).

Mr. Chris Acker, 133 Chieftain, Waxahachie, reported due to the 50 foot buffer adjoining Indian Hills, the square footage will be reduced to 6,500.

There being no others to speak for or against ZA 2014-18, Chairman Cooper closed the Public Hearing.

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

- 1) Applicant is requesting approval of site plan for office building in Park Place Professional Center
- 2) Per Ordinance 2285 there is a fifty (50') foot buffer adjoining Indian Hills
- 3) Unable to determine articulation for front of building
- 4) A utility investigation will be needed to verify if water and sanitary sewer services are existing sing lot has been subdivided, If services do not exist, a six (6) inch diameter sanitary sewer service terminating into a manhole will be required. Utility department will need to know sizes of water services and meters needed. If needed payment for installation will need to be made prior to building permit issuance.
- 5) General note on sheet 3 of 4, paving and drainage standards details should be changed to NCTCOG Class "C", 3600 PSI, 6 Sack
- 6) Applicant to correct Site Plan and resubmit to Planning Department for filing

Mrs. Bonney Ramsey moved to approve a request by Chris Acker, for a Site Plan approval within a Planned Development-92 (PD-92) Zoning District for a an 8,500 sq. ft. office building to be located on Chieftain Drive, being Lot 4A, Block A, 0.8647 acre, Park Place Professional Center - Owner: Chris Acker (ZA 2014-18), subject to Staff Comments. Mr. Rick Keeler seconded, **All Ayes.**

Mr. Patrick Haun, Jacobs Engineering, 1999 Bryan St., Suite 1200, Dallas, Texas, requested approval of Preliminary Plat of Saddlebrook Estates Phase 1B-1, 1B-2, and 1B-3, 121 residential lots and 1 public open space, being 112.571 acres out of the M. Raffery Survey, Abstract No. 898 and the G. Carpenter Survey, Abstract No. 190-Owner: 287 Waxahachie, L.P. (PLM 2014-14).

Mr. Clyde Melick, Director of Planning, reviewed the following Staff Comments noting a corrected plat is before the Commission and stated this is part of the Public Improvement District.

- 1) Applicant is preliminary platting 121 residential lots in Saddlebrook Addition
- 2) Continuation of Utility Easement past Gallop Court should be 10'
- 3) Screening will need to be provided along Saratoga Drive
- 4) Applicant should meet with City staff to review comments above along with proposed plat mark-up notes and resubmit corrected plats for processing

Vice Chairman Betty Jefferson moved to approve Preliminary Plat of Saddlebrook Estates Phase 1B-1, 1B-2, and 1B-3, 121 residential lots and 1 public open space, being 112.571 acres out of the M. Raffery Survey, Abstract No. 898 and the G. Carpenter Survey, Abstract No. 190-Owner: 287 Waxahachie, L.P. (PLM 2014-14), subject to Staff Comments. Mrs. Bonney Ramsey seconded, **All Ayes.**

Mr. Brian Garlitz, 104 Indian Hills Drive, Waxahachie, requested approval of Minor Plat of Lot 2R, Block 1, Crystal Cove Estates Phase Three being a Replat of Lots 2 and 3, Block 1 of Crystal Cove Estates, Phase Three-Owner: Brian Garlitz (RP 2014-15).

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

1. The applicant wishes to replat two lots into one lot
2. This will eliminate the interior building lines
3. 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

Vice Chairman Betty Jefferson moved to approve Minor Plat of Lot 2R, Block 1, Crystal Cove Estates Phase Three being a Replat of Lots 2 and 3, Block 1 of Crystal Cove Estates, Phase Three-Owner: Brian Garlitz (RP 2014-15), subject to Staff Comments. Mr. Rick Keeler seconded, **All Ayes.**

Chairman Copper announced the Applicant requested a 30-day continuance on the Plat of Harlan Village being 77.70 acres situated in the Thomas Shelby Survey, Abstract No. 1767 being 237 Residential lots and 13 of Non-residential lots-Owner: Harlan Properties (PLM 2014-16) in order to work through the comments and corrections.

Mr. Rick Keeler moved to continue the request on the Plat of Harlan Village being 77.70 acres situated in the Thomas Shelby Survey, Abstract No. 1767 being 237 Residential lots and 13 of Non-residential lots-Owner: Harlan Properties (PLM 2014-16) to the Planning and Zoning Commission meeting of July 23, 2014. Mrs. Bonney Ramsey seconded, **All Ayes.**

Mr. Clyde Melick, Director of Planning, discussed future changes to the Subdivision and Zoning Ordinance noting the city receives developer fees at the time of the application process. However, after several reviews and engineering reviews, the city is spending more money than receiving. He proposed the developer place money in an account that would be drawn down through the development process. Any excess in the end would be given back to developer if needed the city would be able to charge the developer a greater amount. This would ensure better preparation of plats and construction drawings. Options would be to recoup fees being spent on engineering review; don't recoup fees, and use the platting fees for the engineering; hire an in-house engineer. Mr. Melick referred to the Subdivision Ordinance and proposed increasing residential sidewalks from 4 feet to 5 feet and commercial sidewalks from 5 feet to 6 feet. Block lengths should not exceed 800 feet for SF-2 and SF-3 from 1,200 feet. Breaks can be intersections, through block greenways, parks or open spaces. He stated public hearings will be

held at the Planning and Zoning Commission and City Council approving the proposed Ordinance amendments.

Citizens' Petitions and requests

Mr. Melick announced the 21st Annual North Texas Elected & Appointed Officials Planning Workshop will be held in Hurst on June 30, 2014. The 2014 Texas APA Conference will be held in Frisco October 15th -18th.

Vice Chairman Betty Jefferson announced Juneteenth activities will be held in Penn Park on June 19th and invited everyone to attend.

There being no further business, the meeting adjourned at 5:20 p.m.

Respectfully submitted,

Lori Saunders
City Secretary