

Planning and Zoning Commission  
June 25, 2014

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held on Wednesday, June 25, 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  
Bonney Ramsey  
Anthony Mottla

Members Absent: Rick Keeler  
Melissa Ballard

Others Present: Clyde Melick, Director of Planning  
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 June 11, 2014.** Mrs. Bonney Ramsey seconded, **All Ayes.**

-----

Chairman Jim Cooper opened the Public Hearing on a request by Terry Nay, for a Site Plan approval within a Planned Development-General Retail (PD-GR) Zoning District for addition of wash bay extension located at 3390 Hwy. 77 North, being Lot 1 and 2, Block 2, High Point Estates - Owner: AMPI/Terry Nay (ZA 2014-19).

Mr. Terry Nay, 711 Brookside Road, Waxahachie, presented a drawing depicting cars will enter the bay to the rear of the property to avoid congestion on Highway 77. He noted the existing bay will eventually load from the back and the vacuum station will be altered to avoid blocking stacked vehicles.

There being no others to speak for or against ZA 2014-19, Chairman Cooper closed the Public Hearing.

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

- 1) Applicant is requesting approval of site plan for expanding existing car wash
- 2) The vehicle stacking appears to conflict with existing circulation from vacuum bays.

- 3) Landscape requirements need to be met pertaining to this 1,235 sq. ft. additional construction.

**Mr. Anthony Mottla moved to approve a request by Terry Nay, for a Site Plan approval within a Planned Development-General Retail (PD-GR) Zoning District for addition of wash bay extension located at 3390 Hwy. 77 North, being Lot 1 and 2, Block 2, High Point Estates - Owner: AMPI/Terry Nay (ZA 2014-19., subject to Staff Comments.** Mrs. Bonney Ramsey seconded, **All Ayes.**

-----

Mr. Joe Rust, 440 Gingerbread, Waxahachie, requested approval of Preliminary Plat of Lots 1 and 2, Block A, Buffalo Creek Plaza being a 2.451 acre addition in the J.B. and Ann Adams Surveys, Abstract No. 5 and the John Gooch Surveys, Abstract No. 393-Owner: Buffalo Creek Plaza (PLM 2014-17). He presented a photo of an entrance directly across from Indian Drive with a median. The property will have retail and office space.

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

- 1) Applicant proposes the platting of 2 lots for Buffalo Creek Plaza office and retail site
- 2) Continue proposed sanitary sewer line south along Brown Street to south property line of Lot 1, Block A
- 3) Include Owners information on Preliminary Plat
- 4) Easement note under Subdivision Data does not match easement width shown along frontage of properties on Brown Street. Note calls out 20' wide easement front utility easement width, however plat shown 25' width. These two need to be 25-foot in width.
- 5) Access easement needed for lot 1 across lot 2 from Indian Drive
- 6) Additional detail may be needed to determine proper storage and stacking for extension of Indian Drive
- 7) Within thirty (30) days after City Council approval provide City Planning Department with twelve (12) corrected copies

**Mrs. Bonney Ramsey moved to approve Preliminary Plat of Lots 1 and 2, Block A, Buffalo Creek Plaza being a 2.451 acre addition in the J.B. and Ann Adams Surveys, Abstract No. 5 and the John Gooch Surveys, Abstract No. 393-Owner: Buffalo Creek Plaza (PLM 2014-17), subject to Staff Comments.** Vice Chairman Betty Jefferson seconded, **All Ayes.**

-----

Mr. Alan Lauhoff, 3950 Fossil Creek Blvd., for requested approval of Preliminary Plat of Spar-Five Addition Lots 1 & 2, Block A, Lot 1, Block B being a plat of 11.712 acres situated in the A.W. Brown Survey, Abstract No. 102-Owner: Hal Sparrow (PLM 2014-18).

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

- 1) Applicant proposes the platting of 3 lots for Spar Five
- 2) Owner and contact information need to be on plat.
- 3) Building line distances should be on plat
- 4) Within thirty (30) days after City Council approval provide City Planning Department with twelve (12) corrected copies

**Vice Chairman Betty Jefferson moved to approve Preliminary Plat of Spar-Five Addition Lots 1 & 2, Block A, Lot 1, Block B being a plat of 11.712 acres situated in the A.W. Brown Survey, Abstract No. 102-Owner: Hal Sparrow (PLM 2014-18), subject to Staff Comments.** Mrs. Bonney Ramsey seconded, **All Ayes.**

-----

Chairman Cooper opened the Public Hearing on an Ordinance of the City of Waxahachie, Texas, amending the Waxahachie Zoning Ordinance Section 33 Use Charts, Section 33.7 Retail and Service Type Uses, Section 33.8 Recreational and Entertainment Uses, Section 33.9 Automobile and Related Uses, and Section 33.10 Commercial Type Uses.

Mr. Clyde Melick, Director of Planning reviewed the Zoning Ordinance amending the Use Charts as described above.

**After discussion, Mrs. Bonney Ramsey moved to recommend amending the Waxahachie Zoning Ordinance Section 33 Use Charts, Section 33.7 Retail and Service Type Uses, Section 33.8 Recreational and Entertainment Uses, Section 33.9 Automobile and Related Uses, and Section 33.10 Commercial Type Uses as presented.** Mr. Anthony Mottla seconded, **All Ayes.**

-----

Chairman Cooper opened the Public Hearing on an Ordinance of the City of Waxahachie, Texas, amending the Waxahachie Subdivision Ordinance, Section 3.4 Blocks, Section 3.5 Sidewalks, and Section 7.2 Schedule of Filing Fees.

Mr. Clyde Melick, Director of Planning reviewed amendments to the Subdivision Ordinance as described above.

**After discussion, Mrs. Bonney Ramsey moved to recommend amending the Waxahachie Subdivision Ordinance, Section 3.4 Blocks, Section 3.5 Sidewalks, and Section 7.2 Schedule of Filing Fees as presented.** Mr. Anthony Mottla seconded, **All Ayes.**

-----

**Citizens' Petitions and requests**

Mrs. Bonney Ramsey announced the 4<sup>th</sup> of July activities will begin on July 3<sup>rd</sup> at the Sports Complex with tailgate party starting at 5:00 p.m., concert at 7:00 p.m., and fireworks at 9:00 p.m.

Planning and Zoning Commission

June 25, 2014

Page 4

The hometown July 4<sup>th</sup> parade starts at 10:00 a.m.

-----

There being no further business, the meeting adjourned at 5:17 p.m.

Respectfully submitted,

Lori Saunders  
City Secretary