

Planning and Zoning Commission
July 23, 2014

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held on Wednesday, July 23 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
Melissa Ballard
Jim Phillips

Members Absent: Betty Jefferson, Vice Chairman
Anthony Mottla

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

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

Mrs. Bonney Ramsey moved approval of the minutes of the regular Planning & Zoning Commission meeting of July 9, 2014. Mr. Rick Keeler seconded, **All Ayes.**

Chairman Jim Cooper announced the Applicant requesting approval of Preliminary 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) requested to move PLM 2014-16 to the Planning and Zoning meeting of Wednesday, August 27, 2014.

Mr. Rick Keeler moved to approve PLM 2014-16 to the Planning and Zoning meeting of Wednesday, August 27, 2014 as requested. Melissa Ballard seconded, **All Ayes.**

Mr. Bruce French, History Maker Homes, requested a one year extension of Preliminary Plat of Mustang Creek Phases 3 and 4, 116 Lots, 39.49 acres situated in the Robert Russell Survey, Abstract No. 911 – Owner: Waxahachie 147 Ltd. (PLM 2014-20). He explained Phase 3 is not built out.

Planning Director Clyde Melick reviewed the following Staff Comments and clarified the 1 year extension will be from City Council's approval:

- 1) Applicant is requesting extension of preliminary plat. Applicant last approved December 2012
- 2) Approval of a preliminary plat is good for two years, this preliminary plat was approved in December of 2012, if not renewed it will expire this December.
- 3) These lots average 8000- 9000 square feet, the requirement for Single Family-2 is now 12,500 square feet.
- 4) The Planning and Zoning Commission and City Council may extend the approval another year
- 5) Dean Box Drive is a Type D Thoroughfare, screening shall be provided according to Section 5.7 Subdivision Regulations
- 6) Residential streets with sixty (60') feet of right of way or less excluding collectors streets shall not exceed a maximum length of 600 feet measured from the major thoroughfare right of way and 1,400 feet for all other residential streets that do not intersect a major thoroughfare without one or more approved design elements as found in 3.1.5
- 7) Must provide area for elevated water storage tank for the City of Waxahachie Water Utilities
- 8) Applicant should meet with City staff to review comments above along with proposed plat mark-up notes and resubmit corrected plats for processing

Ms. Melissa Ballard moved to approve a one year extension of Preliminary Plat of Mustang Creek Phases 3 and 4, 116 Lots, 39.49 acres situated in the Robert Russell Survey, Abstract No. 911 – Owner: Waxahachie 147 Ltd. (PLM 2014-20), subject to Staff Comments. Mr. Jim Phillips seconded, the vote was as follows:

Ayes: Jim Cooper, Chairman
Bonney Ramsey
Melissa Ballard
Jim Phillips

Noes: Rick Keeler

The motion carried.

There being no further business, the meeting adjourned at 4:34 p.m.

Respectfully submitted,

Lori Saunders
City Secretary