

Planning and Zoning Commission  
September 24, 2014

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held on Wednesday, September 24, 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  
Anthony Mottla  
Jim Phillips

Members Absent: 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

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

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**Mr. Rick Keeler moved approval of the minutes of the regular Planning & Zoning Commission meeting of September 10, 2014.** Mrs. Bonney Ramsey seconded, **All Ayes.**

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Chairman Cooper opened the Public Hearing on a request by J.W. Gatlin, for a zoning change approval from Future Development (FD) to Future Development with a Specific Use Permit (FD w/SUP) for the expansion of an accessory building, located at 159 Willow Run Rd, being Lot 59R of the Pecan Valley Subdivision, 2.049 acres – Owner: Adam & Emma Arredondo (ZA2014-23).

Mr. J.W. Gatlin, P.O. Box 146, Red Oak, Texas, representing the Applicant, stated the owners want to add a game room. It will match the existing structure and be nicely landscaped.

Planning Director Clyde Melick stated the requested accessory building is in excess of 800 square feet and requires a specific use permit to expand. He reviewed the following Staff Comments:

- 1) Applicant requesting approval of Specific Use Permit for Garage/Accessory Building
- 2) This application is to expand an accessory building that is already in excess of the amount to require a Specific Use Permit
- 3) All materials will be like the main structure

There being no others to speak for or against Zoning Amendment No. 2014-23, Chairman Cooper closed the Public Hearing.

**Mrs. Bonney Ramsey moved to approve a request by J.W. Gatlin, for zoning change approval from Future Development (FD) to Future Development with a Specific Use Permit (FD w/SUP) for the expansion of an accessory building, located at 159 Willow Run Rd, being Lot 59R of the Pecan Valley Subdivision, 2.049 acres – Owner: Adam & Emma Arredondo, subject to Staff Comments.** Mr. Jim Phillips seconded, **All Ayes.**

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Chairman Cooper opened the Public Hearing on a request by Glenn Thurman, Inc., for a Specific Use Permit within a Planned Development – Two Family (PD-2F) Zoning District for a

temporary batch plant used in the construction of Garden Valley Phase 3, located 500 feet northwest of the intersection of Garden Valley Pkwy and Angus Rd, being 0.1 acres in the JB & A Adams Survey– Owner: Clyde Hargrove (ZA2014-24).

Mr. Clyde Hargrove, 101 Valley Ridge Drive, Red Oak, Texas, stated having a concrete batch plant onsite avoids several trucks coming and going. The benefit of a temporary concrete batch plant is streets are above standard and the process goes fast.

Planning Director Clyde Melick reviewed the following Staff Comments:

- 1) Applicant is requesting approval of a Specific Use Permit (SUP) for a temporary batch plant
- 2) Zoning Ordinance #2265 provides for such a use within these zoning only after issuance of a Specific Use Permit
- 3) Temporary fencing shall be put in place around actual batch plant
- 4) Dust control measures shall be a priority at all times
- 5) Dates specified with TCEQ application are for no more than one month
- 6) Generally, undeveloped lands surround this site, any residential is greater than 500' away

There being no others to speak for or against Zoning Amendment No. 2014-24, Chairman Cooper closed the Public Hearing.

After a brief discussion, the Commission amended item 5 above from one month to 60 days.

**Mr. Rick Keeler moved to approve a request by Glenn Thurman, Inc., for a Specific Use Permit within a Planned Development – Two Family (PD-2F) Zoning District for a temporary batch plant used in the construction of Garden Valley Phase 3, located 500 feet northwest of the intersection of Garden Valley Pkwy and Angus Rd, being 0.1 acres in the JB & A Adams Survey– Owner: Clyde Hargrove, subject to amended Staff Comments changing item 5 from one month to 60 days.** Mr. Anthony Mottla seconded, **All Ayes.**

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Mr. Melick announced the Applicant pertaining to Final Plat of Buffalo Ridge Addition Phase IIB situated in the W.C. Calder Survey, Abstract No. 235, being 15 residential lots on 3.482 acres-Owner: Buffalo Ridge, L.P. (FP 2014-23) is not present and requested the Commission deny without prejudice.

**Vice Chairman Betty Jefferson moved to deny Final Plat of Buffalo Ridge Addition Phase IIB situated in the W.C. Calder Survey, Abstract No. 235, being 15 residential lots on 3.482 acres-Owner: Buffalo Ridge, L.P. (FP 2014-23) without prejudice.** Mrs. Bonney Ramsey seconded, **All Ayes.**

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Mr. Ivan Brigman, P.O. Box 571 Maypearl, Texas, requested approval of Final Plat of Taylor Ridge Phase 2 being a 14.972 acre addition in the S.B. Orton Survey, Abstract No. 813 in the ETJ -Owner: Ivan Brigman (FP 2014-25).

Mr. Melick reviewed the following Staff Comments noting the recommendation to deny per staff comments should reflect approve.

- 1) Applicant requests approval of final plat for 10 residential lots as a part of the Taylor Ridge Ph 2
- 2) This area is in the Extra Territorial Jurisdiction
- 3) City of Waxahachie signature block is not included on the plat, this is required
- 4) Applicant to submit twelve (12) corrected copies and mylars with original signatures within thirty (30) days of City Council approval

**Mr. Jim Phillips moved to approve Final Plat of Taylor Ridge Phase 2 being a 14.972 acre addition in the S.B. Orton Survey, Abstract No. 813 in the ETJ -Owner: Ivan Brigman (FP 2014-25) per amended Staff Comments.** Vice Chairman Betty Jefferson seconded, **All Ayes.**

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Mr. Jim Strawn, 9615 Angleridge, Dallas, Texas, requested approval of Final Plat of Oak Vista Estates Phase 1 being a 6.621 acre addition in S.B. Orton Survey, Abstract No. 813 in the Extra Territorial Jurisdiction (ETJ) - Owner: Jim Strawn (FP 2014-27).

Mr. Melick reviewed the following Staff Comments:

- 1) Applicant proposes to plat 5 lots in the Extra Territorial Jurisdiction (ETJ) of Waxahachie.
- 2) Buena Vista Bethel SUD Water Service and within City of Waxahachie sanitary sewer master plan are for sanitary sewer system.
- 3) Within thirty (30) days after City Council approval provide City Planning Department with twelve (12) corrected copies

**Mrs. Bonney Ramsey moved to approve Final Plat of Oak Vista Estates Phase 1 being a 6.621 acre addition in S.B. Orton Survey, Abstract No. 813 in the Extra Territorial Jurisdiction (ETJ) - Owner: Jim Strawn (FP 2014-27), subject to Staff Comments.** Vice Chairman Betty Jefferson seconded, **All Ayes.**

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There being no further business, the meeting adjourned at 4:46 p.m.

Respectfully submitted,

Lori Saunders  
City Secretary