

Planning and Zoning Commission
October 8, 2014

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held on Wednesday, October 8, 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

Others Absent: David Hill, 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 September 24, 2014. Ms. Melissa Ballard seconded, **All Ayes.**

Chairman Jim Cooper opened the Public Hearing on a request by G5 Properties, for zoning change approval from Light Industrial-1 (LI-1) to Commercial (C) for an office/warehouse lease space, located at 1602 & 1604 East Main Street, being Lot C of the Davis-Young Addition, 0.5426 acres – Owner: G5 Properties (ZA2014-25).

Mr. Ray Graham, 1600 E. Main, Waxahachie, reported the current zoning has a side yard setback of 30 feet and if downsized to commercial zoning, the side yard setback will be reduced to zero.

Planning Director Clyde Melick reviewed the following staff comments noting if approved, the Applicant will be required to provide a new zoning exhibit prior to City Council meeting of October 20, 2014.

- 1) Applicant requests a zoning change from Light Industrial -1 to Commercial
- 2) This zoning change request will take the side yard setback from thirty (30') feet to no side yard when adjacent to another non-residential district. Provided that;
 - A. Adequate fire lanes and circulation are provided
 - B. Appropriate building codes can be met
- 3) The Future Land Use Plan for this area calls for Mixed Use Non-Residential

There being no others to speak for or against Zoning Amendment No. 2014-25, Chairman Cooper closed the Public Hearing.

After a brief discussion, Ms. Melissa Ballard moved to approve a request by G5 Properties, for zoning change approval from Light Industrial-1 (LI-1) to Commercial (C) for an office/warehouse lease space, located at 1602 & 1604 East Main Street, being Lot C of the Davis-Young Addition, 0.5426 acres – Owner: G5 Properties (ZA2014-25), subject to Staff Comments and Applicant providing new zoning exhibit prior to City Council meeting of October 20, 2014. Mr. Jim Phillips seconded, **All Ayes.**

Mr. Russ Wilson, Nationwide Construction, 2151 N. Holland, Mansfield, Texas, requested approval of Final Plat of Lot 1 Block A, Cosmocel Addition, being 26.529 acres in the Elbert C. Newton Survey and John Shaver Survey – Owner: Cosmocel (FP2014-30).

Planning Director Clyde Melick, reported years ago a preliminary plat was approved. The owner built and moved in without a Final Plat, therefore now seeking approval of the Final Plat. He reviewed the following Staff Comments:

- 1) Applicant requests approval of final plat for 1 lot of Cosmocel Addition
- 2) Still have not received: current Tax Certificates, inspection fees, as-builts
- 3) Flood Management Area must follow 100 year floodplain boundary
- 4) It is unclear how the Flood Management Area relates to the 100 Year Floodway or 100 Year Floodplain
- 5) Applicant to submit twelve (12) corrected copies and mylars with original signatures within thirty (30) days of City Council approval

Mr. Melick stated this is a very unique plat requiring a legal lot of record. He recommended approval per Staff Comments.

Mrs. Bonney Ramsey moved to approve Final Plat of Lot 1 Block A, Cosmocel Addition, being 26.529 acres in the Elbert C. Newton Survey and John Shaver Survey – Owner: Cosmocel (FP2014-30), subject to Staff Comments. Mr. Rick Keeler seconded, **All Ayes.**

Mr. Randy Cox, 420 S. Westmoreland, Waxahachie requested approval of Replat of Lot 3CR-A and Lot 3CR-B, Irwin Branch Addition, being 12.45 acres partially in the ETJ - Owner: Keepsake Storage, LLC (RP2014-29). He explained the replat is to get the house off of commercial property.

Planning Director Clyde Melick reviewed the following Staff Comments:

1. The applicant wishes replat one lot into two lots
2. Information is needed from water corporation that shows adequate fire protection is available according to ISO Guide for Determination of Needed Fire Flow
3. Fire line easement must be depicted on plat
4. 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

Ms. Melissa Ballard moved to approve Replat of Lot 3CR-A and Lot 3CR-B, Irwin Branch Addition, being 12.45 acres partially in the ETJ - Owner: Keepsake Storage, LLC (RP2014-29), subject to Staff Comments. Mr. Rick Keeler seconded, **All Ayes.**

Mr. Melick announced the Applicant requesting a Preliminary Plat of Willow Springs, Phase Two, Sections One and Two, being 22.925 acres in the J.B. & Ann Adams Survey, Abstract No. 5 - Owner: Steve Wilson (PLM2014-31) requested to move PLM2014-31 to the Planning and Zoning Commission meeting of October 22, 2014.

Mr. Rick Keeler moved to consider Preliminary Plat of Willow Springs, Phase Two, Sections One and Two, being 22.925 acres in the J.B. & Ann Adams Survey, Abstract No. 5 - Owner: Steve Wilson (PLM2014-31) at the Planning and Zoning Commission meeting of October 22, 2014. Mrs. Bonney Ramsey seconded, **All Ayes.**

There being no further business, the meeting adjourned at 4:48 p.m.

Respectfully submitted,
Lori Saunders, City Secretary