

Planning and Zoning Commission
October 22, 2014

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held on Wednesday, October 22, 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
Anthony Mottla
Melissa Ballard
Jim Phillips

Member Absent: Bonney Ramsey

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

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

Mr. Rick Keeler moved to nominate Mr. Jim Cooper to continue serving as Chairman of the Planning & Zoning Commission. Ms. Melissa Ballard seconded, the vote was as follows:

Ayes: Jim Cooper
Rick Keeler
Anthony Mottla
Melissa Ballard
Jim Phillips

Noes: None

Absent: Betty Jefferson

The motion carried.

Mr. Anthony Mottla moved to nominate Ms. Betty Jefferson to continue serving as Vice Chairman of the Planning & Zoning Commission. Ms. Melissa Ballard seconded, the vote was as follows:

Ayes: Jim Cooper
Rick Keeler
Anthony Mottla

Melissa Ballard
Jim Phillips

Noes: None

Absent: Betty Jefferson

The motion carried.

Ms. Melissa Ballard moved to approve the minutes of the Planning & Zoning Commission regular meeting of October 8, 2014. Mr. Anthony Mottla seconded, the vote was as follows:

Ayes: Jim Cooper
Rick Keeler
Anthony Mottla
Melissa Ballard
Jim Phillips

Noes: None

Absent: Betty Jefferson

The motion carried.

Chairman Cooper announced Items 5-12 (ZA 2014-27, PLM 2014-32, ZA 2014-26, PLM 2014-31, ZA 2014-28) on the agenda will be considered at the November 12, 2014 Planning and Zoning meeting due to a property owner notification error.

Mr. Anthony Rieper, 326 Lakewood Dr., Waxahachie, TX, requested approval of the Final Plat of Original Town Addition Lot 4A & 4B, Block 14, being a Replat of Lots 3 & 4, Block 14, Original Town Addition - Owner: Anthony Rieper (RP 2014-36).

Planning Director Clyde Melick presented the following Staff Comments:

1. The applicant wishes to replat 1 lot into 2
2. This parcel that has Mexicana Grill on it is one lot, this separation will allow for separate uses on the different lots
3. The sanitary sewer service and water service has been installed
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 the Final Plat of Original Town Addition Lot 4A & 4B, Block 14, being a Replat of Lots 3 & 4, Block 14, Original Town Addition - Owner: Anthony Rieper (RP 2014-36), subject to Staff Comments. Mr. Rick Keeler seconded, **All Ayes.**

Chairman Cooper announced the applicant requested the Preliminary Plat of Buffalo Ridge Addition phase IIIB, being 40 lots on 9.33 acres situated in the W.M. Dunn Survey -Owner: Buffalo Ridge LP (PLM 2014-33) be moved to the November 12, 2014 Planning and Zoning meeting.

Mr. Rick Keeler moved to consider PLM 2014-33 at the November 12, 2014 Planning and Zoning Meeting. Mr. Anthony Mottla seconded, **All Ayes.**

Planning Director Melick requested approval of the Final Plat of Buffalo Ridge Addition phase IIB being 15 residential lots on 3.482 acres situated in the W.C. Calder Survey – Owner: Buffalo Ridge LP (FP2014-23) on behalf of the applicant. He noted all comments are currently being addressed by the applicant and feels it is possible they will be completed before city council consideration on November 3, 2014.

Planning Director Clyde Melick reviewed the following Staff Comments:

- 1) Applicant requests approval of final plat for 15 residential lots as a part of the Buffalo Ridge ph IIB
- 2) This area is zoned Single Family -2
- 3) Still need flush valve, meter can locks and street signs.
- 4) Still have not received: contracts, inspection fees, as-builts, and final test reports.
- 5) Applicant to submit twelve (12) corrected copies and mylars with original signatures within thirty (30) days of City Council approval

Ms. Melissa Ballard moved to deny, without prejudice, the Final Plat of Buffalo Ridge Addition phase IIB being 15 residential lots on 3.482 acres situated in the W.C. Calder Survey – Owner: Buffalo Ridge LP (FP 2014-23), per Staff Comments. Mr. Jim Phillips seconded, **All Ayes.**

Planning Director Melick asked for feedback from Commission members who attended the Texas American Planning Association Conference held October 15-18, 2014.

Chairman Cooper noted he was impressed with the speakers and thought the conference was very informative.

Mr. Jim Phillips noted he received lots of valuable information and got a true understanding of how the Comprehensive Plan directs the community.

Vice Chairman Betty Jefferson noted she was very pleased with the conference and she enjoyed hearing the different speakers.

Citizens' Petitions and Requests

None

There being no further business, the meeting adjourned at 4:55 p.m.

Respectfully submitted,

Amber Villarreal
Assistant City Secretary