

Planning and Zoning Commission
November 12, 2014

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held on Wednesday, November 12, 2014, at 4:30 p.m. in the Council Chamber at 401 S. Rogers, Waxahachie, Texas.

Members Present: Betty Jefferson, Vice Chairman
Rick Keeler
Bonney Ramsey
Anthony Mottla
Melissa Ballard
Jim Phillips

Members Absent: Jim Cooper, Chairman

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

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

Mrs. Bonney Ramsey moved approval of the minutes of the regular Planning & Zoning Commission meeting of October 22, 2014. Mr. Anthony Mottla seconded, **All Ayes.**

Vice Chairman Betty Jefferson opened the Public Hearing on a request by Steve Wilson for a zoning change from Single Family-1 (SF-1) and Single Family-2 (SF-2) to Planned Development Single Family-1 (PD-SF1) and Planned Development Single Family – 2 (PD-SF2) to be located on 22.925 acres of land in the J.B. & Ann Adams Survey – Owner: Abbey Realty (ZA 2014-26).

Ms. Patricia, LaBar, Abbey Investments, 1917 Kings Pass, Heath, Texas, reported she recently purchased the property and presented a 2004 concept development plan of Willow Springs, Phase 2, Sections 1 & 2. She referenced Memory Lane noting it is one entry/one exit street.

Mr. Clyde Melick, Director of Planning, reviewed the following Staff Comments noting in 2010, the City changed the lot size and explained Memory Lane is on the City's thoroughfare plan and therefore cannot be a one entry/one exit street. He stated the total lots equal 72 for 72 homes.

- 1) Applicant requesting approval of Planned Development District Single Family-2 for Willow Springs Phase 2 Sections 1 & 2;

- 2) Willow Springs Addition Phase 1 is already built and completed, meeting previous Single-Family-2 standards
- 3) The Planned Developed is proposed to be designed as follows
 - a) Appropriately scaled transition for large lots in Mustang Meadows to Smaller lots within Garden Valley
 - b) Lots east of Memory Lane will be an average of 20,000 square feet in area--ranging from 14,000 square feet to 29,000 square feet (this is including lake area)
 - c) Minimum house size east of Memory Lane will be two thousand two hundred (2,200') square feet
 - d) Lots west of Memory Lane will be an average of 8,500 square feet in area – ranging from 7,500 square feet to 15,000 square feet
 - e) Minimum house size west of Memory Lane will be ...
 - f) Average lot width is 80ft – the narrowest lot will be 70ft wide
 - g) All lots east of Memory Lane or at least eighty (80') feet wide will have side-entry, or J-swing garages
 - h) In addition to landscaping required by Waxahachie Zoning Ordinance one, three (3") inch caliper tree shall be planted every thirty (30') feet between curb and sidewalk.
 - i) Large private amenity pond is located in the center of the Willow Springs development
- 4) Future Land Use plan has this area as Low Density Residential

Hector and Judy Ortiz, 109 Abbey Road, stated the existing house has no landscaping and asked what square footage the Applicant request to reduce the SF-2 lots. Mr. Melick stated the landscaping will be addressed at the plat level and the Applicant proposed to reduce some of the lot sizes for SF-2 from 12,500 square feet to 8,500 square feet.

There being no others to speak for or against Zoning Amendment No. 2014-26, Vice Chairman Jefferson closed the Public Hearing.

The Commission expressed their concerns as to why the Applicant doesn't want to comply with current ordinances noting their responsibility is to enforce the current ordinances and not go backwards.

After further discussion, Mr. Rick Keeler moved to deny a request by Steve Wilson for a zoning change from Single Family-1 (SF-1) and Single Family-2 (SF-2) to Planned Development Single Family-1 (PD-SF1) and Planned Development Single Family – 2 (PD-SF2) to be located on 22.925 acres of land in the J.B. & Ann Adams Survey – Owner: Abbey Realty (ZA 2014-26). Ms. Melissa Ballard seconded, All Ayes.

Mr. Melick reported the Preliminary Plat of Willow Springs, Phase Two, Sections One and Two, being 22.925 acres in the J.B. & Ann Adams Survey - Owner: Abbey Realty (PLM 2014-31) is a rendition of the ZA2014-26 and therefore will not be considered.

Chairman Jefferson opened the Public Hearing on a request by John Ed Justice for zoning change approval from Light Industrial-1(LI-1) to Planned Development-General Retail (PD-GR) for the development of Legacy Ranch, at 1901 John Arden Dr., being 8.930 acres in the Jonathan Prince Survey – Owner: Brekenglenn Ltd (ZA 2014-27).

Mrs. Kelly Justice, 4550 Childress Trail, Frisco, reported the property is currently undeveloped and concept is to come in with a medical office building since it in close proximity to the new hospital.

Mr. Clyde Melick, Director of Planning, presented the following Staff comments noting it is an extensive Planned Development and is a down zoning from Light Industrial. If approved, the Applicant will have to come back for Site Plan approval.

- 1) Applicant requesting approval of Planned Development District
- 2) The PD-LEGACY RANCH is established to create, control and maintain functional and visual continuity on approximately 8.9 Acres of currently undeveloped land with street frontage along the South-side of John Arden- across from the present site of Navarro College's Waxahachie campus.
- 3) The goal of this Planned Development is to allow for support offices related to medical uses
- 4) Future Land Use Plan has this Mixed Use Non Residential
- 5) Prohibited uses
 - a) Attached or Detached Single Family Dwelling
 - b) Two-Family Dwelling /Duplex
 - c) Multiple-Family Dwelling or Apartments
 - d) Farm, Ranch Garden, Crops or Orchard
 - e) Juvenile Detention Center
 - f) Antennas of any size or kind
 - g) Electrical Generating Plant
 - h) Electrical Transmissions Lines
 - i) Any franchised Private Utility Facility or Equipment
 - j) Gas Transmission Line and or Metering Station
 - k) Local Distribution Lines
 - l) Off-Street Parking Incidental to Main Uses
 - m) Utility Shop or Storage
 - n) Sewage Pumping or Lift Station
 - o) Telephone Line and Exchange
 - p) Water Reservoir, Well or Pumping Station
 - q) Water Standpipe or Elevated Water Storage
 - r) Accessory Buildings for Business or Industry
 - s) Outdoor Lighted Athletic or Sports Facilities of Any Kind
 - t) Pole Signs of Any Kind or Any Height

- u) Electronic Signs
 - v) Temporary Signs other than Construction or Development Signs
 - w) Window Signs
 - x) Appliance Rental Stores
Bail Bond Agency
 - y) Building Materials, Hardware or Home-Improvement Stores
 - z) Discount Department Store
 - aa) Food and Beverage Sales Store with Gasoline Sales.
 - bb) Household Appliance Service and Repair Store
 - cc) Self-Service Laundromat or Washateria
 - dd) Recycling and or Salvage Operation of Any Kind
 - ee) Mini-Warehouse or Self-Storage Facility of Any Kind
 - ff) Mortuary or Funeral Parlor
 - gg) Pawn Shop
 - hh) Secondhand Clothing or Furniture Sales
 - ii) Automotive Repair Facility of Any Kind
 - jj) New or Used Auto Sales, Leasing or Rentals of Any Kind
 - kk) Auto Parts and Accessory Sales of Any Kind
 - ll) Commercial Auto Parking Lot
 - mm) Parking Lot or Structures
 - nn) Transient Lodging Facilities of Any Size or Kind
 - oo) Outside Storage or Display for Merchandise or Machinery
- 6) **HEIGHT REGULATIONS:**
- a.) Maximum Height: Two (2) Stories
 - b.) Height Increases: Structures may exceed Two (2) Stories in height provided:
Two (2) feet of Additional Horizontal Setback over the required distance
(See 5.0) on All Sides is provided for every One (1) foot of additional height.
- 7) Size of yards:
- a) Minimum Front Yard: Twenty-Five feet (25') all yards adjacent to a Public Way shall be considered a Front Yard.
 - b) Minimum Side Yard: Exterior adjacent to Public Way: Twenty-Five feet (25')
Interior: None
 - c) Minimum Rear Yard: Twenty-Feet (20')
 - d) Maximum Lot Coverage: 80% for the Main Structure
- 8) Parking Ratio: One (1) Space per 200 SF of Gross Building Area
- 9) **SPECIAL REQUIREMENTS:**
- a. Each Separate Building shall be required to submit a detailed Site Plan for Review and Comments to the City of Waxahachie Planning and Zoning Department. See Section 39 for these Requirements.
 - b. No Permanent Use of Temporary Buildings.
 - c. All Buildings with a Front Yard facing a Public Way will comply with the City of Waxahachie Landscape Requirements in effect at the time of the adoption of this Ordinance. See Section 36.
 - d. All Buildings will comply with the City of Waxahachie Development Standards for Exterior Masonry Construction in effect at the time of the adoption of this Ordinance.

See Section 34. Addenda to these Standards are as follows:

- a. Pitched Roofs will be at a minimum 8:12 for the primary roof(s)
- b. Rooftop Mechanical Equipment shall be fully screened from view
- c. Ground-level mechanical, heating and air-conditioning equipment shall be in a dedicated enclosure, landscaped and screened from public view.
- d. All Buildings shall be of 100% Masonry Construction
- e. No Type of Stucco Finish shall be allowed.
- f. Composition Shingle Roofs shall be 30-year, High-Profile, Architectural Grade.
- g. Submittal and Use of Native, Drought-resistant grasses, shrubs and trees- over and above what is shown the Approved Plant List at the time of the adoption of this Ordinance is encouraged for each separate Site Plan submittal.

See Section 36/ Appendix ‘A’

STAFF RECOMMENDATION

1. Property Owners Association should be in place to maintain all common areas
2. Six foot sidewalks required along both sides of Legacy Ranch Drive
3. Eight foot sidewalks required along John Arden, escrow agreement can be used for this
4. Elevation is for only one building, subsequent site plans will need to be provided
5. Four public art installations are depicted, more detail should be provided on these
6. Site plan key calls out two drive-trough’s, but only one is drawn

Mrs. Justice requested to reduce the sidewalks from 6 foot and 8 foot to 4 foot and add more landscaping with the possibility of park benches and/or art pieces. Mr. Melick stated 4 foot sidewalks are too small.

Mrs. Justice requested referenced the 100% masonry construction and no stucco finish allowed and requested at least 30% stucco be allowed.

There being no others to speak for or against Zoning Amendment No. 2014-27, Vice Chairman Jefferson closed the Public Hearing.

After further discussion, Mrs. Bonney Ramsey moved to approve a request by John Ed Justice for zoning change approval from Light Industrial-1(LI-1) to Planned Development-General Retail (PD-GR) for the development of Legacy Ranch, at 1901 John Arden Dr., being 8.930 acres in the Jonathan Prince Survey – Owner: Brekenglenn Ltd (ZA 2014-27), subject to Staff comments and allowing up to 30% stucco. Mr. Jim Phillips seconded, the vote was as follows:

Ayes: Betty Jefferson
Rick Keeler
Bonney Ramsey
Melissa Ballard
Jim Phillips

Abstain: Anthony Mottla

The motion carried.

Mrs. Kelly Justice, 4550 Childress Trail, Frisco requested approval of Preliminary Plat of Legacy Ranch Phase One, being 6 lots on 8.930 acres in the Jonathan Prince Survey - Owner: Brekenglenn Ltd (PLM 2014-32). She stated there are 6 lots with restrictions and comprisable of a homeowners association and restrictions.

Mr. Clyde Melick, Director of Planning, presented the following Staff Comments and stated any issues can be worked out at Site Plan review:

- 1) Applicant proposes the platting of 6 lots for a Planned Development General Retail District
- 2) Upon approval of preliminary plat provide sanitary sewer drainage calculations with the detailed Water and Sanitary Sewer Engineering Plans upon preliminary plat approval.
- 3) Extend the proposed 8” sanitary sewer line to the west end of the development for future extension.
- 4) Written permission (easement) from adjoining property owner is needed for storm water discharge
- 5) Additional drainage studies will be needed at construction review
- 6) Commercial park dedication is \$600.00 per acre
- 7) Within thirty (30) days after City Council approval provide City Planning Department with twelve (12) corrected copies

Ms. Melissa Ballard moved to approve Preliminary Plat of Legacy Ranch Phase One, being 6 lots on 8.930 acres in the Jonathan Prince Survey - Owner: Brekenglenn Ltd (PLM 2014-32), subject to Staff Comments. Mr. Rick Keeler seconded, the vote was as follows:

Ayes: Betty Jefferson
Rick Keeler
Bonney Ramsey
Melissa Ballard
Jim Phillips

Abstain: Anthony Mottla

The motion carried.

Chairman Jefferson opened the Public Hearing on a request by Anthony Rieper for a Specific Use Permit within a Central Area (CA) Zoning District for a Bail Bond and Insurance office located 202 S. Jackson, being Lot 4A, Block 14, 804 Square Feet in the Original Town of Waxahachie – Owner: Anthony Rieper (ZA 2014-28).

Mr. Anthony Rieper, 326 Lakewood Drive, Waxahachie, stated the location is perfect due to the locality of the jail and county offices. He stated he went before the Heritage Preservation Commission and is working with them on an awning design.

There being no others to speak for or against Zoning Amendment No. 2014-28, Vice Chairman Jefferson closed the Public Hearing.

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

- 1) Applicant requesting approval of Specific Use Permit for a Bail Bonds business
- 2) This area being close to the Ellis County Jail is a logical place for a Bail Bonds business
- 3) Any exterior renovation will have to be approved by the Heritage Preservation Commission

Ms. Melissa Ballard moved to approve a request by Anthony Rieper for a Specific Use Permit within a Central Area (CA) Zoning District for a Bail Bond and Insurance office located 202 S. Jackson, being Lot 4A, Block 14, 804 Square Feet in the Original Town of Waxahachie – Owner: Anthony Rieper (ZA 2014-28), subject to Staff Comments. Mrs. Bonney Ramsey seconded, **All Ayes.**

Chairman Jefferson opened the Public Hearing on a request by Wayne Mershawn, for a Site Plan approval within a Planned Development-18-General Retail (PD-18-GR) Zoning District to expand the church lobby located at 507 Hwy. 77, being a portion of Northgate Plaza Revised - Owner: Freedom Fellowship (ZA 2014-29).

Mr. Greg Wallace, Mershawn Architects, 2313 Ridge Road, Rockwall, Texas, stated the Applicant is in compliance with staff comments.

Mr. Clyde Melick, Director of Planning, reviewed the following Staff Comments noting 6 ft. sidewalks will need to be added.

- 1) Applicant requesting approval of a revised site plan in a planned development to expand the lobby of church
- 2) Proposed addition is approximately 1,968 sq ft
- 3) The front and side façades will be changed with additional brick, awnings, and entrances
- 4) Canopy trees need to be added to the landscaping; these should be placed in locations where there is room and placed to minimize conflict with other structures

There being no others to speak for or against Zoning Amendment No. 2014-29, Vice Chairman Jefferson closed the Public Hearing.

Mr. Anthony Mottla moved to approve a request by Wayne Mershawn, for a Site Plan approval within a Planned Development-18-General Retail (PD-18-GR) Zoning District to expand the church lobby located at 507 Hwy. 77, being a portion of Northgate Plaza Revised - Owner: Freedom Fellowship (ZA 2014-29), subject to Staff Comments and adding a 6 foot sidewalk(s). Mrs. Bonney Ramsey seconded, **All Ayes.**

Chairman Jefferson opened the Public Hearing on a request by KW WAX 287/77 LP, for a Site Plan approval within a Planned Development-6-General Retail (PD-6-GR) Zoning District for commercial retail to be located at 1201 N. Hwy. 77, being Lot 1, Waxahachie Center East, 8.31 acres - Owner: KW WAX 287/77 LP (ZA 2014-30).

Mr. Clay Christie, Claymoore Engineering, representing Applicant, stated the existing façade will be refaced and landscaping will be added and explained the Applicant is working with City Staff on comments.

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

1. Applicant is proposing to revise a site plan to accommodate a new retail center in the existing building. This site plan will encompass enlarging the footprint by over 9,000 square foot, revising the façade, and revising the landscaping
2. Outdoor storage should not be in front of any of these buildings; it must be contained to the north of this building
3. Drainage calculations appear to be incorrect
4. Minimum thickness of stone is 3 and 5/8"
5. CMU on south elevation must be highly textured, such as split face, indented, hammered, fluted, ribbed or similar architectural finish.
6. Articulation on south side should be provided to any extent possible
7. EIFS is not allowed
8. No landscape calculations are provided
9. Landscaping calculations should be based on parking area and enlarged area
10. No additional signage is requested in this application

There being no others to speak for or against Zoning Amendment No. 2014-30, Vice Chairman Jefferson closed the Public Hearing.

Mrs. Bonney Ramsey asked the Applicant to add Crape Myrtles to their landscaping.

Ms. Melissa Ballard moved to approve a request by KW WAX 287/77 LP, for a Site Plan approval within a Planned Development-6-General Retail (PD-6-GR) Zoning District for commercial retail to be located at 1201 N. Hwy. 77, being Lot 1, Waxahachie Center East, 8.31 acres - Owner: KW WAX 287/77 LP (ZA 2014-30), subject to Staff Comments and adding Crape Myrtle trees in the landscape. Mr. Jim Phillips seconded, **All Ayes.**

Mr. Clay Christie, Claymoore Engineering, representing Applicant, requested approval of Replat of Waxahachie Center East Addition, being a replat of Lot 1, being 8.33 acres - Owner: KW Wax 287/77 LP (RP 2014-38). Stated this is associated with the previous site plan request and explained there are some easements that need to be moved.

Mr. Clyde Melick, Director of Planning presented the following Staff Comments noting the Applicant will have to push their building back and by doing that will give the city an easement.

1. The applicant wishes replat Waxahachie Center East
2. Approval subject to relocation of public water line from abandoned utility easement shown.
3. Possible conflict between right-of-way and building foundation. Easement may be needed.
4. The western portion of the proposed water line looks to be outside of the outside of the easement that is to be abandoned. Please revise easement abandonment to cover this portion of the water line or revise the location of the relocated water line re-connection.
5. Install a fire hydrant and isolation gate valve on the water line near the entry into the parking lot in front of the existing buildings.
6. Install an inline gate valve on the east end of the proposed water line relocation as it connects back into the existing water line.
7. The existing water line on the east side of the proposed relocated water line is in the pavement of Mark Trail and not in the parking lot as indicated on the utility plan. I have illustrated this in general on my mark ups of the utility plan.
8. 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

Mrs. Bonney Ramsey moved to approve Replat of Waxahachie Center East Addition, being a replat of Lot 1, being 8.33 acres - Owner: KW Wax 287/77 LP (RP 2014-38), subject to Staff Comments. Ms. Melissa Ballard seconded, **All Ayes.**

Mr. Travis Clagg, 5751 Kroger Drive, Garland, Texas, requested approval of 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).

Mr. Clyde Melick, Director of Planning, reviewed Staff Comments noting the applicant is in compliance with Staff Comments.

1. Applicant proposes the platting of lots for Buffalo Ridge ph IIIB
2. Need payment receipt of additional sanitary sewer fees per attached sanitary sewer memorandum from Birkhoff, Hendricks, and Carter dated September 6, 2007

3. Drainage easement may be required for the channel at Half Moon Drive and Trail Drive, please provide delineation for this easement on preliminary plat and add a note that a drainage easement may be required.
4. Please indicate existence or not of FEMA regulated floodplain
5. Within thirty (30) days after City Council approval provide City Planning Department with twelve (12) corrected copies

Mr. Jim Phillips moved to approve of 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), subject to Staff Comments. Mr. Anthony Mottla seconded, **All Ayes.**

Mr. Tony Martin, P.O. Box 825, Waxahachie, requested approval of Final Plat of Billingsley Farms, being 71 lots of 101.151 acres in the J Chapman, and FE King Surveys, in the ETJ - Owner: Harlan Properties (FP 2014-37).

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

- 1) Applicant requests approval of final plat for 71 residential lots in the ETJ
- 2) The infrastructure was inspected and approved by Ellis County
- 3) This Water System is Sardis Lone Elm, this development meets the ISO Guide for Determination of Fire Flow
- 4) Applicant to submit twelve (12) corrected copies and mylars with original signatures within thirty (30) days of City Council approval

Mrs. Bonney Ramsey moved to approve Final Plat of Billingsley Farms, being 71 lots of 101.151 acres in the J Chapman, and FE King Surveys, in the ETJ - Owner: Harlan Properties (FP 2014-37), subject to Staff Comments. Mr. Anthony Mottla seconded, **All Ayes.**

Mr. Todd Winters, Engineering Concepts & Design, 201 Windco Circle, Wyle, Texas, requested approval of Preliminary Plat of Settlers Glen Addition Ph 3-5, being 375 residential lots of 78.77 acres in the William Paine Survey - Owner: Settlers Glen LTD (PLM 2014-39). Stated this will be phase three of this project and will dedicate 2 acres for park land.

Mr. Clyde Melick, Director of Planning, reviewed the following Staff Comments and expressed concern with the Traffic Impact Analysis (TIA) noting it is not complete at this time. He confirmed the TIA will be done on all phases of the development being 375 lots and recommended the study be complete before consideration. He suggested the Commission deny without prejudice.

- 1) Applicant requests approval of preliminary plat for 100 lots for the Settlers Glen ph3-5 subdivision

- 2) Both Patrick Road and Marshall Road are a Type D on the City of Waxahachie Thoroughfare Plan, these will require a minimum of thirty five (35') feet of right of way dedication
- 3) A Traffic Impact Analysis will be required
- 4) Roads surrounding Park space should be single loaded
- 5) Sidewalks should be provided for Park space
- 6) Need explanation regarding how the post development is being managed and how the city can ensure that adverse impacts will not occur downstream without detention
- 7) Appears amount of runoff being directed to watch set of inlets may exceed the allowed flow. Must adhere to City's design criteria for inlet and right of way capacity. Right of way capacity must be limited to top of curb, there is also a limit to the amount of runoff allowed through an intersection.
- 8) Are several outfall locations for storm water adequate to convey post development flows
- 9) Mid-block sags and sumps will be required for emergency overflow. Please review to determine if a drainage easement is needed for overflow
- 10) It appears the drainage calculations are labeled incorrectly.
- 11) Provide sanitary sewer drainage basin calculations and confirmation of adequate capacity downstream.
- 12) Indicate where the proposed water and sanitary sewer connections will be connected to the existing utility system.
- 13) Comanche Court street name is already in use in Waxahachie
- 14) Applicant to submit twelve (12) corrected copies and mylars with original signatures within thirty (30) days of City Council approval

After further discussion, the Applicant agreed with the Mr. Melick to complete the Traffic Impact Analysis study and return to the Planning and Zoning Commission meeting of December 10, 2014 for consideration.

Mr. Dale White, 426 Baltusrol Circle, Garland, Texas, representing the Applicant, requested approval of Final Plat of Baylor Waxahachie Hospital Addition Lot 1 Block A, Lot 1 Block B being ~50.29 acres, in the Jonathon E. Prince , John B Bounds, James E. Haddon, and William Paine, N.P Neal Surveys - Owner: Baylor Health Care System (FP 2014-40).

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

- 1) Applicant requests approval of final plat for 1 lot that serves Baylor Waxahachie Hospital Addition
- 2) As-builts need to be provided to the City of Waxahachie
- 3) 2014 Tax Certificates are also needed

Ms. Melissa Ballard moved to approve of Final Plat of Baylor Waxahachie Hospital Addition Lot 1 Block A, Lot 1 Block B being ~50.29 acres, in the Jonathon E. Prince , John B Bounds, James E. Haddon, and William Paine, N.P Neal Surveys - Owner: Baylor Health Care System (FP 2014-40), subject to Staff Comments. Mrs. Bonney Ramsey seconded, **All Ayes.**

Mr. Terry Weaver, P.O. Box 1030, Midlothian, representing Applicant, requested approval of Final Plat of Summit Estates Phase 1, being 57 residential lots on 111.082 acres in the L.J. Irvin Survey, situated in the ETJ. Owner: JHDMC, LLC (FP 2014-42). He stated as-builts required will be submitted to the city.

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

- 1) Applicant requests approval of final plat for 57 lots for Summit Estates in the ETJ
- 2) As-builts are needed
- 3) This subdivision was inspected and approved by Ellis County
- 4) This Water System is Sardis Lone Elm, this development meets the ISO Guide for Determination of Fire Flow
- 5) 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 Summit Estates Phase 1, being 57 residential lots on 111.082 acres in the L.J. Irvin Survey, situated in the ETJ. Owner: JHDMC, LLC (FP 2014-42), subject to Staff Comments. Ms. Melissa Ballard seconded, **All Ayes.**

Mr. Melick announced the P&Z Commission will not have a second meeting in November due to the Thanksgiving Holiday. He thanked Vice Chairman Betty Jefferson for conducting the meeting.

There being no further business, the meeting adjourned at 6:02 p.m.

Respectfully submitted,

Lori Saunders
City Secretary