

Planning and Zoning Commission  
December 10, 2014

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held on Wednesday, December 10, 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 gave the invocation.

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**Mrs. Bonney Ramsey moved approval of the minutes of the regular Planning & Zoning Commission meeting of November 12, 2014.** Vice Chairman Betty Jefferson seconded, **All Ayes.**

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Chairman Jim Cooper 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).

Mr. Steve Wilson, 155 Lake Shore Drive, Waxahachie, requested planned development changing from Single Family-1 to Single Family-2 to Planned Development Single Family-1 and Planned Development Single Family -2.

Those spoke against ZA2014:26:

Richard Summerlin, 5059 April Lane, Waxahachie  
Lisa Popp, 5069 April Lane, Waxahachie  
Brenda Summerlin, 5059 April Lane, Waxahachie

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

- 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 Ln will be an average of 20,000ft<sup>2</sup> in area-- ranging from 16,000 ft<sup>2</sup> to 29,000 ft<sup>2</sup> (this is including lake area)
  - c) Minimum house size east of Memory Lane will be 2,200' ft<sup>2</sup>
  - d) Lots west of Memory Ln will range from 8,800 ft<sup>2</sup> to 15,000 ft<sup>2</sup>
  - e) Minimum house size west of Memory Lane will be 1,750 ft<sup>2</sup>
  - f) Lots will be minimum of 80' wide, exception cul de sac lots
  - g) All lots shall have j-swing or side entry garages, except for cul de sac lots which will have front entry with wood clad garage doors
  - 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) Corner lots along memory Lane must have an additional tree between curb and sidewalk along Memory Lane.
  - j) Two trees in each front yard, except for yards east of Memory Lane will have three trees
  - k) 15 plant minimum in front planting beds
  - l) Front yards will have irrigation systems
  - m) Street trees will be of the following species: bald Cyprus, pond Cyprus, cedar elm, texas red oak, lace bark elm, alle elm, Chinese pistachio, chinquapin oak, shumard oak, burr oak, highrise live oak
  - n) All lots that border Memory Lane on the West shall have, in addition to required landscaping, one street tree placed in the greenway between the sidewalk and street
  - o) 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

Mr. Jim Phillips clarified the Planned Development is requested due to the variance in lot size, landscape, and minimum house size. Mr. Wilson concurred.

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

**After further discussion, Mr. Rick Keeler moved to approve 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), subject to Staff Comments.** Mrs. Bonney Ramsey seconded. The vote was as follows:

For:                    Jim Cooper  
                             Betty Jefferson

Rick Keeler  
Bonney Ramsey

Against: Anthony Mottla  
Jim Phillips

**The motion carried.**

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Mr. Steve Wilson, 155 Lake Shore Drive, Waxahachie requested approval of 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).

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

- 1) Phasing schedule needs to be provided
- 2) A portion of the lots are within the floodplain, this is carried over from the previous plat, a detailed study has been done but a Letter of Map Revision has not been done
- 3) Written acknowledgment of the plans needs to be provided to the city from Rocket Special Utility District regarding the thirty (30'') transmission line that is in the rear of the lots that border Garden Valley Phase 1 & 2
- 4) Turnaround needs to be provided for fire equipment at end of each phase
- 5) At Final Plat stage all easements need to be clarified
- 6) Home Owners Association should be created to maintain common easements
- 7) Point of beginning is not on the plat
- 8) Park Dedication is over five acres that was dedicated as a linear park in 2009, south of Broadhead Road

**After further discussion, Mr. Rick Keeler moved to approve 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), subject to Staff Comments.** Mrs. Bonney Ramsey seconded. The vote was as follows:

For: Jim Cooper  
Rick Keeler  
Bonney Ramsey

Against: Betty Jefferson  
Anthony Mottla  
Jim Phillips

**PLM 2014-31 was denied due to a tie.**

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Chairman Cooper opened the Public Hearing on a request by Xavier Chapa, for a Site Plan approval within a Planned Development-40-General Retail (PD-40-GR) Zoning District to build a general retail facility located at 1304 Ferris Avenue, being Lot 44, 0.425 acres, Ferris Second Addition-Owner: John N. Robertson (ZA 2014-32).

Mr. Xavier Chapa, 800 E. Airport Freeway, Irving, Texas, reported the use is for showing specialty storefront windows and therefore will not have a lot of traffic.

Mr. Clyde Melick, Director of Planning, reported the area was rezoned in the mid 1980's. He reviewed the following Staff Comments noting the stucco and roof pitch does not meet city code. The zoning requirements for roof pitch is 6/12 and currently is proposed to be 1/12 pitch.

- 1) Applicant is requesting approval of site plan for building a retail building within a Planned Development District
- 2) 90% masonry is required for any commercial building
- 3) Landscaping shall be installed per code
- 4) Applicant to provide corrected site plans

There being no others to speak for or against Zoning Amendment No. 2014-32, Chairman Cooper closed the Public Hearing.

**After further discussion, Vice Chairman Betty Jefferson moved to approve a request by Xavier Chapa, for a Site Plan approval within a Planned Development-40-General Retail (PD-40-GR) Zoning District to build a general retail facility located at 1304 Ferris Avenue, being Lot 44, 0.425 acres, Ferris Second Addition-Owner: John N. Robertson (ZA 2014-32), subject to Staff Comments, and requiring the roof pitch to be 6/12.** Mr. Jim Phillips seconded,

Mr. Anthony Mottla expressed concern with the parking and patrons backing into the alley. Mr. Melick stated the alley is not a high traffic area and most business in this area, vehicles back in to the alley.

After further discussion, Vice Chairman Betty Jefferson amended her motion as follows:

**Vice Chairman Betty Jefferson moved to approve a request by Xavier Chapa, for a Site Plan approval within a Planned Development-40-General Retail (PD-40-GR) Zoning District to build a general retail facility located at 1304 Ferris Avenue, being Lot 44, 0.425 acres, Ferris Second Addition-Owner: John N. Robertson (ZA 2014-32), subject to Staff Comments, requiring the roof pitch to be 6/12, and revised rendering of parking lot.** Mr. Jim Phillips seconded. The vote was as follows:

For: Jim Cooper  
Betty Jefferson  
Bonney Ramsey  
Anthony Mottla  
Jim Phillips

Against: Rick Keeler

**The motion carried.**

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Mr. Devin King, Kimley-Horn, 2201 Royal Lane, Dallas, representing Applicant, requested a Replat of Waxahachie Civic Center Addition, being Lots 2R1-BR1, 2R1-BR2, being a replat of 2R-B, being 5.92 acres in the J.E. Prince Survey-Owner: Lookout Partners LP (RP 2014-34).

Mr. Clyde Melick, Director of Planning reviewed the following Staff Comments noting item 3 still needs to be addressed, and recommended approval subject to Staff Comments.

1. The applicant wishes replat 1 lot into 2
2. Prior to the plat being filed, public infrastructure should be in place for all lots
3. Easements still unclear. Need further clarification on revised 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

**Mr. Jim Phillips moved to approve Replat of Waxahachie Civic Center Addition, being Lots 2R1-BR1, 2R1-BR2, being a replat of 2R-B, being 5.92 acres in the J.E. Prince Survey-Owner: Lookout Partners LP (RP 2014-34), subject to Staff Comments.** Mrs. Bonney Ramsey seconded, **All Ayes.**

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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).

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

- 1) Applicant requests approval of preliminary plat for 100 lots for the Settlers Glen ph3-5 subdivision
- 2) Sidewalks should be provided for Park space
- 3) 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
- 4) Comanche Court street name is already in use in Waxahachie
- 5) A screening wall and a minimum 10' landscape buffer along the street and turn lane right-of-way adjacent to Marshall and Patrick Rd is required. The landscaping must adhere to the Subdivision Ordinance section 5.7.a
- 6) Screening will be maintained by the HOA.
- 7) A maintenance easement of 5' dedicated to the City located on the private lot side and adjacent to the screening wall.

- 8) Applicant to submit twelve (12) corrected copies and mylars with original signatures within thirty (30) days of City Council approval

Mr. Wintters referenced Staff Comment No. 5 requesting to continue with board fencing as previously installed in earlier phases. Mr. Melick recommended brick fencing due to the overall thoroughfare in that area.

**Mr. Jim Phillips moved to approve 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), subject to Staff Comments.** Vice Chairman Betty Jefferson seconded, **All Ayes.**

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Mr. Xavier Chapa, 800 E. Airport Freeway, Irving, Texas, requested approval of Replat of Lot 44A and Lot 44B, being a replat of Lot 44 in the Ferris Second Addition—Owner: John N. Robertson (RP 2014-41). He explained the purpose of the replat is so the commercial and residential will not be on the same lot.

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

1. The applicant wishes to replat 1 lot into 2
2. This will allow the residential to remain while adding the retail to the east
3. A fifteen foot utility easement will serve this lot with water and wastewater
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

**Mr. Jim Phillips moved to approve Replat of Lot 44A and Lot 44B, being a replat of Lot 44 in the Ferris Second Addition—Owner: John N. Robertson (RP 2014-41), subject to Staff Comments.** Mrs. Bonney Ramsey seconded, **All Ayes.**

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Mr. Travis Clagg, 5751 Kroger Drive, Garland, Texas, requested approval of Preliminary Plat of Buffalo Ridge phase 3A, being 31 residential lots on 7.15 acres in the WM Dunn Survey, Abstract No. 303 –Owner: Buffalo Ridge LP (PLM 2014-44).

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

- 1) Applicant requests approval of preliminary plat for 31 residential lots
- 2) Sheet 016 Water Plan: extend water line to connect to existing water line on Broadhead Rd at Gentlewinds Dr.
- 3) Please provide a Master Plan concept for the complete Buffalo Ridge Development for Water & Sanitary Sewer Systems configuration (include line sizes.) Please submit with detailed engineering plans submission.

- 4) Verify the third THENCE statement of 13.48', and the fifth THENCE statement of 450.00'
- 5) Label point of beginning
- 6) Indicate the width/locations of the existing right of ways.
- 7) A screening wall and a minimum 10' landscape buffer along the street and turn lane right-of-way adjacent to Broadhead Rd is required. The landscaping must adhere to the Subdivision Ordinance section 5.7.a
- 8) Screening will be maintained by the HOA.
- 9) A maintenance easement of 5' dedicated to the City located on the private lot side and adjacent to the screening wall.
- 10) Applicant is 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 Preliminary Plat of Buffalo Ridge phase 3A, being 31 residential lots on 7.15 acres in the WM Dunn Survey, Abstract No. 303 –Owner: Buffalo Ridge LP (PLM 2014-44), subject to Staff Comments.** Vice Chairman Betty Jefferson seconded, **All Ayes.**

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

Mr. Clyde Melick, Director of Planning, 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) Streets need to be cleaned and swept.
- 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 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), subject to Staff Comments.** Mr. Rick Keeler seconded, **All Ayes.**

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Mr. Karl Griffin, Dart of Texas, LLC, 500 Hogsback Road, Mason, MI, requested approval of Final Plat of Victory Park, being 8.545 acres, 8 lots in the Allen W. Brown Survey, Abstract No. 102, Joseph Benson Survey, Abstract No. 104 – Owner: Dartco of Texas, LLC (FP 2014-46).

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

- 1) Applicant proposes the platting of Lots 1-3, Block A, Lots 1-3, Block B, Lots 1-2, Block C, and Lots 1-2, Block D
- 2) Overhead electrical lines must be removed.
- 3) Maximum impervious coverage for all lots will be 60% for all buildings and pavement
- 4) Non-residential park dedication of \$600.00 per acre is required
- 5) The letter goes on to explain that the northernmost strip is in a different phase. Solution; change the phase line and dedicate the right-of-way that is located in this strip, or place the ROW dedication language on the plat for the next phase
- 6) Within thirty (30) days after City Council approval provide City Planning Department with twelve (12) corrected copies

**Vice Chairman Betty moved to approve Final Plat of Victory Park, being 8.545 acres, 8 lots in the Allen W. Brown Survey, Abstract No. 102, Joseph Benson Survey, Abstract No. 104 – Owner: Dartco of Texas, LLC (FP 2014-46), subject to Staff Comments.** Mrs. Bonney Ramsey seconded, **All Ayes.**

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

Respectfully submitted,

Lori Saunders  
City Secretary