

Planning and Zoning Commission
January 14, 2015

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held on Wednesday, January 14, 2015, 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
Melissa Ballard
Jim Phillips

Others Present: Clyde Melick, Director of Planning
Derica Peters, Planning & Development Coordinator
Steve Chapman, City Attorney
Lori Saunders, City Secretary
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 December 10, 2014. Mr. Rick Keeler seconded. The vote was as follows:

Ayes: Jim Cooper
Rick Keeler
Bonney Ramsey
Melissa Ballard
Jim Phillips

Absent: Betty Jefferson
Anthony Mottla

The motion carried.

Chairman Jim Cooper opened the Public Hearing on a request by Rivera Truck and Parts, for Specific Use Permit within a Light Industrial-1 (LI-1) Zoning District for temporary portable buildings storage and outside storage to be located at 5947 IH 35E N, being 7.52 acres in the Peter B Stout Survey, Abst 1003 –Owner: Jose H. Rivera (ZA 2014-33).

Mr. Ron Wilkinson, 701 S. Rogers, Waxahachie, Attorney representing the Applicant, requested an additional Specific Use Permit for the temporary storage of portable buildings. He explained due to the oil decline, there is a delay of delivery for they are not needed at this time. Mr. Wilkinson stated the Applicant is in compliance with the Fire Marshall on the spacing of the buildings and therefore does not pose a risk or harm to anyone. He asked the permit be extended to July 2015.

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

1. Applicant requests a an additional specific use permit for the temporary storage of portable buildings
2. These buildings were supposed to be here a short time, due to unforeseen circumstances they cannot be delivered to their destination at this point, they need until July to remove them from the property.
3. The original Specific Use Permit was issued for six months, the applicant received a notice of violation in October and the applicant is requesting additional time.
4. Space between trailers needs to be maintained for fire apparatus access
5. If this request is denied the applicant should correct this within 30 days.

Mrs. Bonney Ramsey asked how many portable buildings are onsite. The applicant stated over 120. Mr. Anthony Mottla asked if granted, and not removed by July 2015, what will be the applicant's option. Mr. Wilkinson stated they may have to come back and request a zoning change for outdoor storage.

There being no others to speak for or against Zoning Amendment 2014-33, Chairman Cooper closed the Public Hearing.

After further discussion, Mr. Rick Keeler moved to approve a request by Rivera Truck and Parts, for Specific Use Permit within a Light Industrial-1 (LI-1) Zoning District for temporary portable buildings storage and outside storage to be located at 5947 IH 35E N, being 7.52 acres in the Peter B Stout Survey, Abst 1003 –Owner: Jose H. Rivera (ZA 2014-33) to July 1, 2015 and subject to Staff Comments. Mr. Anthony Mottla seconded. The vote was as follows:

Ayes: Jim Cooper
 Betty Jefferson
 Rick Keeler
 Bonney Ramsey
 Anthony Mottla
 Melissa Ballard

Noes: Jim Phillips

The motion carried.

Chairman Cooper opened the Public Hearing on a request by Warren D. Wasson for a Specific Use Permit within a Single Family -1 (SF-1) Zoning District for an accessory building located at 102 Bunker Ct., being Lot 10 Block 5 in the Katy Lake on the Greens ph 2 North Addition, being 0.5 acres – Owner: Warren D. Wasson (ZA 2014-34).

Mrs. Mary Wasson, 102 Bunker Court, Waxahachie, reported the accessory building will serve as a pool house for a future pool.

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

- 1) Applicant requesting approval of Specific Use Permit for an accessory building/ pool house
- 2) New drainage must be established; this building will interrupt the current drainage pattern
- 3) Building materials must be like materials as main structure
- 4) No residential use allowed

Those whose spoke for ZA 2014-33:

Mr. Greg Gorman, 215 Katy Lake, Waxahachie

There being no others to speak for or against Zoning Amendment 2014-34, Chairman Cooper closed the Public Hearing.

Mrs. Melissa Ballard moved to approve a request by Warren D. Wasson for a Specific Use Permit within a Single Family -1 (SF-1) Zoning District for an accessory building located at 102 Bunker Ct., being Lot 10 Block 5 in the Katy Lake on the Greens ph 2 North Addition, being 0.5 acres – Owner: Warren D. Wasson (ZA 2014-34), subject to Staff Comments. Mrs. Bonney Ramsey seconded, **All Ayes.**

Chairman Cooper opened the Public Hearing on a request by Marshall Gage, LLC for a site plan for the Fairfield Inn located at 2020 Civic Center Ln. – Owner: Lookout Partners (ZA 2014-35).

Mr. Scott Caruthers, 207 E. Virginia, McKinney, Texas, representing the Applicant stated he concurs with Staff Comments.

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

- 1) Applicant requesting approval of Site Plan for Fairfield Inn
- 2) This hotel will be a total of 63,241 sq. ft., and 4 stories high
- 3) There will be 78 guest rooms and a conference room
- 4) General Retail has a height limit of two stories (24 feet), this being a Planned Development and having recently been changed from LI-2 with a height requirement of

six stories, along with the Hampton Inn being four stories it makes sense to allow for another four story building here.

- 5) EIFS is not allowed as a building product, External Façade Materials have not been met
- 6) Scale for the building elevation is incorrect
- 7) Dumpster area should not be visible from a Right of Way
- 8) The landscape plan must be sealed by a landscape architect
- 9) No key to the landscape species is provided
- 10) Landscape must comply with visibility issues along Civic Center Lane and John Arden Road
- 11) Pole sign is request which can be allowed with this site plan but not without more detail, like the actual height, this will determine setbacks, etc.
- 12) Building signage is labeled as optional, without correct scale we are unable to determine actual size of potential signage
- 13) Monument sign is in conflict with visibility triangle
- 14) Sanitary Sewer should continue the entire way parallel to the property line

There being no others to speak for or against Zoning Amendment 2014-35, Chairman Cooper closed the Public Hearing.

Mrs. Bonney Ramsey moved to approve a request by Marshall Gage, LLC for a site plan for the Fairfield Inn located at 2020 Civic Center Ln. – Owner: Lookout Partners (ZA 2014-35), subject to Staff Comments. Vice Chairman Betty Jefferson seconded, **All Ayes.**

Chairman Cooper opened the Public Hearing on a request by Clyde Hargrove for a zoning amendment to Planned Development-67-SF-2, SF-3 to PD-67-SF-2 being 119 acres Garden Valley Farms and Garden Valley Ranch – Owner: WP Legacy, LTD (ZA 2014-36).

Mr. Clyde Hargrove, 101 Valley Ridge Dr., Red Oak, Texas, presented a conceptual plan depicting eliminating SF-3 zoning; garages no longer strictly J-swing; and minimum dwelling size to be 1,450 square feet.

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

- 1) Applicant is removing all SF-3 zoning from this PD
- 2) Existing requirements in this Planned Development include:
 - a) Homes will be 100% masonry on front of home
 - b) Each home will have matching brick mailbox
 - c) There shall be a minimum of 7/12 roof pitch
 - d) All garage shall be two car attached; no carports
 - e) Garages in Garden Valley Farms shall be strictly J-swing
 - f) There shall be a min. of two 3” caliper trees in front yard
 - g) Minimum Lot Size
 - i) 50% - 5000 square feet

- ii) 50% - 6500 square feet
 - h) Minimum dwelling size is 1,450 square feet
- 3) Proposed changes to the Planned Development:
- a) Minimum Lot width on cul-de-sacs and eyebrows will be 55 ft.
 - b) Garages in Garden Valley Farms will no longer be strictly J-swing
 - c) Minimum Lot size
 - i) 100% - 6, 500 square feet
 - d) Houses on the west side of Garden Valley Pkwy, in Garden Valley Farms, will be a minimum of 1,600 square feet
 - e) Should be some language restricting how close the trees can be planted to each other, currently they are being planted fifteen (15') on center.

There being no others to speak for or against Zoning Amendment 2014-36, Chairman Cooper closed the Public Hearing.

Mr. Jim Phillips moved to approve a request by Clyde Hargrove for a zoning amendment to Planned Development-67-SF-2, SF-3 to PD-67-SF-2 being 119 acres Garden Valley Farms and Garden Valley Ranch – Owner: WP Legacy, LTD (ZA 2014-36), subject to Staff Comments. Vice Chairman Betty Jefferson seconded, **All Ayes.**

Mr. Clyde Hargrove, 101 Valley Ridge Dr., Red Oak, Texas, requested approval of Preliminary Plat of Park Place Phase 3 for 67 residential lots, being 19.25 acres in the JB & Ann Adams Survey Abst 5 – Owner: WP Legacy, LTD (PLM 2014-48).

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

- 1) Applicant proposes the platting of 67 residential lots for Park Place phase 3
- 2) Screening Wall and Landscape buffer should be provided along Garden Valley Parkway, this can be installed at a later date when the development to the north or south is done
- 3) Within thirty (30) days after City Council approval provide City Planning Department with twelve (12) corrected copies

Vice Chairman Betty Jefferson moved to approve Preliminary Plat of Park Place Phase 3 for 67 residential lots, being 19.25 acres in the JB & Ann Adams Survey Abst 5 – Owner: WP Legacy, LTD (PLM 2014-48), subject to Staff Comments. Mrs. Bonney Ramsey seconded, **All Ayes.**

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 JB & Ann Adams Survey –Owner: Abby Realty (PLM2014-31).

Mr. Clyde Melick, Director of Planning, reviewed the following revised 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) Turnaround needs to be provided for fire equipment at end of each phase
- 4) At Final Plat stage all easements need to be clarified
- 5) 12 copies of the exhibit are needed

Mr. Anthony Mottla moved to approve Preliminary Plat of Willow Springs, phase Two, Sections One and Two, being 22.925 acres in JB & Ann Adams Survey –Owner: Abby Realty (PLM2014-31), subject to Staff Comments. Vice Chairman Betty Jefferson seconded, **All Ayes.**

Chairman Cooper announced the request for Replat of Lot 3R-A and Lot 3R-B of North Waxahachie Industrial Park, being 3.09 acres – Owner: CJ Commercial Co., LLC (RP 2014-45) was withdrawn per Applicant's request.

Chairman Cooper announced the request for Preliminary Plat of Taylor Ridge Phase 3 for 17 residential lots, being 25.007 acres in the SB Orton Survey Abst 813 in the ETJ – Owner: Ivan Brigman (PLM 2014-47) was withdrawn per Applicant's request.

Vice Chairman Betty Jefferson announced upcoming MLK parade events for Monday, January 19, 2015.

There being no further business, the meeting adjourned at 5:31 p.m.

Respectfully submitted,

Lori Saunders
City Secretary