

Planning and Zoning Commission
January 28, 2015

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held on Wednesday, January 28, 2015, 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
Melissa Ballard
Jim Phillips

Members Absent:

Jim Cooper, Chairman
Anthony Mottla

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. Rick Keeler gave the invocation.

Ms. Melissa Ballard moved approval of the minutes of the regular Planning & Zoning Commission meeting of January 14, 2015. Mrs. Bonney Ramsey seconded, **All Ayes.**

Vice Chairman Jefferson opened the Public Hearing on a request by RML Waxahachie Ford, LLC for the approval of a site plan with alternate exterior materials, within a Commercial (C) Zoning District, for Waxahachie Autoplex, located at 2401 N. IH35. Owner: John Thornhill (ZA 2014-37).

Mr. Bryan Black, 219 S. Street, Benton, Arkansas, Architect for Applicant and Mr. Gain Robinson, RML Auto, 425 W. Capitol Avenue, Little Rock, Arkansas representing Applicant presented renderings of the dealership according to the Ford design concept.

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

1) Applicant requests approval of site plan for rebuilding one building at the Ford Autoplex Dealership and Body Shop. Site plan proposes alternate exterior materials, varying from Zoning Ordinance Design Guidelines.

- 2) Applicant requests metal siding on the exterior, and glass covering the storefront, this is in keeping with the Ford Corporate Design Concept
- 3) Existing water and sanitary sewer services, if not being used, shall be disconnected at the mains and abandoned in place.
- 4) Min. 6" diameter san. Sewer service in right of way and must connect to city sewer main in a manhole. May use existing manhole for connection or install new.
- 5) Please provide an expanded view of the proposed water & fire services. Not sure what is proposed as depicted on plans.
- 6) FDC must be within 100ft of fire hydrant
- 7) Turning radius: Inside must be 25ft, outside must be 50ft
- 8) Landscape calculations were applied wrong, however, based on the features of this site, we will accept these plans as proposed
- 9) Applicant must submit request under separate application for a Specific Use Permit if they would like the additional 47 ft pole sign proposed on entrance at Hwy 287 service road
- 10) Need cross-access agreement on file to show shared use of parking lots across Lot 3 and Lot4
- 11) Applicant to correct Site Plan and resubmit to Planning Department for filing

There being no others to speak for or against Zoning Amendment 2014-37, Vice Chairman Jefferson closed the Public Hearing.

Mrs. Bonney Ramsey moved to approve a request by RML Waxahachie Ford, LLC for the approval of a site plan with alternate exterior materials, within a Commercial (C) Zoning District, for Waxahachie Autoplex, located at 2401 N. IH35. Owner: John Thornhill (ZA 2014-37), subject to Staff Comments. Ms. Melissa Ballard seconded, **All Ayes.**

Vice Chairman Jefferson announced Replat of Lot 3R-A and Lot #R-B of North Waxahachie Industrial Park, being 3.09 acres – Owner: CJ Commercial Co., LLC (RP 2014-45) will not be presented per request of the Applicant.

Mr. Ivan Brigman, 550 Brigman Road, Maypearl, requested approval of 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).

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

- 1) This proposed subdivision is located within the Buena Vista Bethel SUD Water CCN service area and within the City of Waxahachie's ETJ. Need documentation that the proposed subdivision water supply system will be adequate to provide fire protection per the latest publication of the ISO Guide for Determination of Needed Fire Flow. Should describe fire flow, and also adequate water pumping and storage capabilities.

2) The proposed development is located within the proposed Ridge Branch Wastewater Collection System drainage basin as defined in the City of Waxahachie's Wastewater Collection System Master Plan approved October 2008. The Master Plan identifies a wastewater collection system to be constructed within this drainage basin with additional sewer lift stations, force mains and gravity lines as development occurs. If the developer does not intend to provide the development with a wastewater collection system, a letter will need to be forwarded to my attention requesting consideration for exception from complying with the City's Wastewater Collection System Master Plan and stating justification for such exception.

3) Within thirty (30) days after City Council approval provide City Planning Department with twelve (12) corrected copies

Mr. Rick Keeler moved to approve 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), subject to Staff Comments. Mr. Jim Phillips seconded, **All Ayes.**

Mr. Christopher Roberts and Mr. Michael Roberts, 802 Brown Street, Waxahachie, requested approval of Replat of Roberts Addition, Block A, Lots 1 & 2, Being a Replat of Block 359, Lot 272 of the Town Addition Owner: Christopher and Michael Roberts (RP 2014-49).

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

- 1) Please verify legal description, this is believed to be a replat of Town Addition Lot 272 Block 359. The title shall identify the document as " ____ Addition, Block ____, Lot(s) ____, Being a Replat of Block ____, Lot(s) __ of the ____ Addition, an addition to the City of Waxahachie, Texas, as recorded in Volume/Cabinet ____, Page/Slide ____ of the Plat Records of Ellis County, Texas"
- 2) Water and Sanitary Sewer services required for Lot 2, Block A.
- 3) Need to locate existing 6" sanitary sewer line across Lot 1, and provide a 15' sanitary sewer easement here
- 4) Staff requests additional 15' utility easement along property lines.
- 5) If there is a possibility of Lot 2 being subdivided in the future – if so, it may be advisable to consider leaving enough space along the Northeast boundary to allow for a street.
- 6) Within thirty (30) days after City Council approval provide City Planning Department with twelve (12) corrected copies

Ms. Melissa Ballard moved to approve Replat of Roberts Addition, Block A, Lots 1 & 2, Being a Replat of Block 359, Lot 272 of the Town Addition Owner: Christopher and Michael Roberts (RP 2014-49), subject to Staff Comments. Mrs. Bonney Ramsey seconded, **All Ayes.**

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Vice Chairman Jefferson announced Preliminary Plat of Pioneer Point for 150 residential lots, being 194.502 acres situated in the Charles Atteberry Survey, Abst 10 in the ETJ. Owner – Kars Tamminga (PLM2014-50) will not be presented per request of the Applicant.

There being no further business, the meeting adjourned at 4:49 p.m.

Respectfully submitted,

Lori Saunders

City Secretary