

Planning and Zoning Commission  
February 11, 2015

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held on Wednesday, February 11, 2015, at 4:30 p.m. in the Council Chamber at 401 S. Rogers, Waxahachie, Texas.

Members Present: Jim Cooper, Chairman  
Rick Keeler  
Bonney Ramsey  
Anthony Mottla  
Jim Phillips

Members Absent: Betty Jefferson, Vice Chairman  
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 January 28, 2015.** Mr. Jim Phillips seconded, **All Ayes.**

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Chairman Cooper opened the Public Hearing on a request by Matt Terry, LH Lacy Company LTD, for a Specific Use Permit within a Planned Development-81 (PD-81) Zoning District for a temporary batch plant used in the construction of Saddlebrook Estates Phase 1B, located in the M.Rafferty Survey & G. Carpenter Survey being 491.541 acres and 1000ft from Arabian Rd.- Owner: 287 Waxahachie LP (ZA 2015-01).

Mr. Kevin Briles, 1880 Crown Drive, Dallas, Texas, requested a temporary batch plant.

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

- 1) Applicant is requesting approval of a Specific Use Permit (SUP) for a temporary batch plant
- 2) Zoning Ordinance #2265 provides for such a use within these zoning only after issuance of a Specific Use Permit
- 3) Temporary fencing shall be put in place around actual batch plant
- 4) Dust control measures shall be a priority at all times

- 5) This use is regulated by the Texas Commission on Environmental Quality (TCEQ)
- 6) Generally, undeveloped lands surround this site, any residential is greater than 500' away

There being no others to speak for or against Zoning Amendment 2015-01, Chairman Cooper closed the Public Hearing.

**Mr. Jim Phillips moved to approve a Specific Use Permit within a Planned Development-81 (PD-81) Zoning District for a temporary batch plant used in the construction of Saddlebrook Estates Phase 1B, located in the M. Rafferty Survey & G. Carpenter Survey being 491.541 acres and 1000ft from Arabian Rd.-Owner: 287 Waxahachie LP (ZA 2015-01), subject to Staff Comments.** Mr. Anthony Mottla seconded, **All Ayes.**

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Chairman Cooper opened the Public Hearing on a request by Hunt Properties, Inc. for the approval of a site plan at the corner of Country Meadows and Hwy 77 in Planned Development-42-Commercial (PD- 42-C) being 26.325 acres in the Henry Levy Survey-Owner: Kris Risser Estes et al (ZA 2015-02).

Mr. Larry Cates, representing Applicant, requested site plan approval for the construction of a retail shopping center.

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

- 1) Applicant requests approval of site plan for the construction of a retail shopping center
- 2) A Traffic Impact Analysis should be completed to determine mitigation of traffic
- 3) Screening is achieved through a living wall of Red Cedars
- 4) Veneer must be 3 5/8' thick and laid upon
- 5) There is no horizontal articulation across the North 2/3rds of elevation
- 6) Place pedestrian sidewalk within parking lot landscaping islands
- 7) Signage should be clarified, what sign for what parcels
- 8) Need Master signage agreement for shared use of signs
- 9) No outdoor storage will be allowed
- 10) Vegetation at all driveway street intersections appears to be in visibility triangle. Please adjust trees to allow proper visibility
- 11) State and capacity of storm drainage not known. Still to be determined
- 12) Along Bessie Coleman and Country Meadows there needs to be an 6 foot pedestrian sidewalk, and there should be a planting strip between sidewalk and roadway
- 13) Please indicate the 30' drainage easement will be abandoned per this project.
- 14) A TxDOT driveway permit will need to be obtained prior to final approval of the plans.
- 15) The site plan shows the proposed 66" RCP discharging on to private property. An easement (via separate instrument or plat) or a letter of permission will need to be obtained prior to the approval of allowing this outfall location.

- 16) TxDOT will need to approve the driveway spacing between the two driveways entrances that are located within 300' of each other. It is highly recommended these two drives are not located adjacent to each other. The existing driveway needs to be removed.
- 17) It is difficult to verify the driveway spacing along Country Meadows Blvd. meets the City's driveway spacing requirement. Please verify.

There being no others to speak for or against Zoning Amendment 2015-02, Chairman Cooper closed the Public Hearing.

Mrs. Bonney Ramsey recommended benches and bike racks placed at the shopping center. Applicant concurred.

**After further discussion, Mrs. Bonney moved to approve of a site plan at the corner of Country Meadows and Hwy 77 in Planned Development-42-Commercial (PD-42-C) being 26.325 acres in the Henry Levy Survey-Owner: Kris Risser Estes et al (ZA 2015-02), subject to Staff Comments and provide hardscape amenities like bike racks, trash cans, benches, etc.** Mr. Rick Keeler seconded, **All Ayes.**

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Mr. Larry Cates, representing Applicant, requested approval of Preliminary Plat of Waxahachie Towne Crossing for a retail development being 4 lots situated in 26.325 acres in the Henri Levy Survey Abst 629. Owner: Kris Risser Estes et al (PLM 2015-02).

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

- 1) Applicant proposes preliminary plat for the development of a retail shopping center
- 2) Street lights need to be installed on Bessie Coleman and Country Meadows
- 3) Parkland dedication fee is \$600 per acre
- 4) 10' utility easement by others as shown along the north property line is incorrect. Easement is 25' in width.
- 5) Provide executed easement agreement, field notes and plat from Kris Riser Estes, ET AL, for proposed off-site sanitary sewer easement paralleling Bessie Coleman Boulevard.
- 6) Remove the 10' Sanitary Sewer Easements (S.S.E.) for the four sanitary sewer services and the one 10' Water Easement (W.E.) for the fire line service adjacent to Lot 2 south property line as shown on the Preliminary Plat mark-up. The sanitary sewer services and fire line services are private services lines. Enlarge the 10' Water Easement on Lot 2 for Retail I to 15' wide for the public domestic water service.
- 7) In the metes and bounds description of the plat, the second #2 statement's central angle appears to not match the plat. Please check
- 8) Verify if the 30' wide drainage easement be abandoned by this plat
- 9) The storm drain outfall is discharging on to the adjacent property. An easement will need to be dedicated for this outfall. The easement can be provided by separate instrument.
- 10) Verify if the proposed easements overlap the Texas Power and Light Company easement, if so, explain how rights to this land will be managed

- 11) Sight triangles will be required on final plat
- 12) As a general note, there were a few locations within the general notes that conflict with the City's standard construction details. Please revise the following:
  - #17 water, see the meter and service detail to update this note;
  - #10 sewer, see the sanitary sewer detail to update this note;
- 13) TIA needed to assure there is adequate public infrastructure per section 3.1F3A1 of the city code of ordinances
  - a) Collection of turning movement counts at the intersections outlined in the "background information" section of the submitted memorandum during the weekday and weekend peak hour
  - b) A formal TIA analyzing existing and proposed traffic on the intersections outlined in the "background information" section of the memo as well as the proposed driveways per section 3.1Fa. This analysis should include a growth rate applied to background traffic to account for the phasing of the development. The growth rate should be based on historical traffic counts in the area.
  - c) Roadway link analysis should also be performed for US 77 from the Country Meadows Blvd to US 287
  - d) The TIA should analyze traffic signal spacing between the proposed development traffic signal at Bessie Coleman and US 77 and the existing traffic signal at YMCA Dr and US 77. The two intersections appear to be spaced less than 500' apart which may be difficult to receive TxDOT approval
  - e) Access driveway spacing along US 77 should be considered, this is required to be approved through TxDOT. Driveway spacing on the provided site plans doesn't appear to meet TxDOT driveway spacing, if so this would require a variance from TxDOT.
- 14) Within thirty (30) days after City Council approval provide City Planning Department with twelve (12) corrected copies

**Mr. Jim Phillips moved to approve Preliminary Plat of Waxahachie Towne Crossing for a retail development being 4 lots situated in 26.325 acres in the Henri Levy Survey Abst 629. Owner: Kris Risser Estes et al (PLM 2015-02), subject to Staff Comments.** Mr. Anthony Mottla seconded, **All Ayes.**

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Mr. Joe Rust, 440 Gingerbread Lane, Waxahachie, requested approval of 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).

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

1. The applicant wishes to replat 1 lot into 2
2. Replat will not be filed until infrastructure is in place
3. Owner will need to extend existing san. Sewer line to south property line in existing utility easement or ROW.

4. 3. San sewer service for Lot 3R-A, Block A crossed lot 3R-B, Block B. This will neither need to be re-routed, or a private easement dedicated.
5. Provide 20' wide easement for sanitary and sewer at south of property.
6. Need water and san. Sewer services for lot 3R-B installed prior to filing of plat.
7. No additional access will be granted to Hwy 77 other than existing mutual drive
8. Applicant to submit twelve (12) additional corrected copies all with original signatures of property owners within thirty (30) days of City Council approval

**Mr. Rick Keeler moved to approve 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), subject to Staff Comments.** Mrs. Bonney Ramsey seconded, **All Ayes.**

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Mr. Brett Hess, HiView Realtors, representing Applicant, requested approval of Preliminary Plat of Pioneer Point, for 150 residential lots, being 194.502 acres situated in the Charles Atteberry Survey, Abst 10 in the ETJ. -Owners: Kars Tamminga (PLM 2014-50). He reported the residential lots will be 1 acres lots and housing development in the same spirit as Spring Creek.

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

- 1) Applicant is platting 150 residential lots in the ETJ
- 2) Date and total lot count should be labeled on plat
- 3) The cul-de-sac off Wagon Wheel Drive is too long. If you can connect to Richard Road it would be a better plan. Cul-de-sacs must not be over 1000' in length.
- 4) Each phase has to be contiguous property.
- 5) Phasing plan needed
- 6) Within thirty (30) days after City Council approval provide City Planning Department with twelve (12) corrected copies

After further discussion, it was determined to remove item 3 of Staff Comments.

**Mrs. Bonney Ramsey moved to approve Preliminary Plat of Pioneer Point, for 150 residential lots, being 194.502 acres situated in the Charles Atteberry Survey, Abst 10 in the ETJ. - Owners: Kars Tamminga (PLM 2014-50), subject to Staff Comments, and removing item 3 from Staff Comments.** Mr. Anthony Mottla seconded, **All Ayes.**

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There being no further business, the meeting adjourned at 5:19 p.m.

Respectfully submitted,

Lori Saunders  
City Secretary