

Planning and Zoning Commission
April 8, 2015

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held on Wednesday, April 8, 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
Melissa Ballard
Jim Phillips

Member Absent: Betty Jefferson, Vice Chairman

Others Present: Clyde Melick, Director of Planning
Derica Peters, Planning & Development Cor.
Lori Saunders, City Secretary
David Hill, Council Representative

Others Absent: Steve Chapman, City Attorney

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 March 11, 2015. Ms. Melissa Ballard seconded, All Ayes.

Chairman Cooper opened the Public Hearing on a request by Beck Group, for a Specific Use Permit in a Light Industrial-1 (LI-1) Zoning District for an electronic sign for Life High School, located at 170 Butcher Rd., being Lot 1, Block A of Life School Waxahachie Addition. Owner: Life School (ZA 2015-09).

Mr. Louis Sierra, Architect, Beck Group, stated the purpose of the sign is to convey messages to the parents.

There being no others to speak for or against Zoning Amendment 2015-09, Chairman Cooper closed the Public Hearing.

Mr. Clyde Melick, Director of Planning, stated electronic message board complies with the sign ordinance and will be a distance from the road. He presented the following Staff Comments:

- 1) Applicant is applying for a zoning change Light Industrial-1 (LI-1) to Light Industrial-1 (LI-1) with a Specific Use Permit for electronic message sign at the new Life High School site
- 2) This will be on a monument sign located 352ft from the property line on Hwy 77
- 3) Electronic message board is 20 sq ft; total sign area is 63 sq ft
- 4) Signs shall have no flashing copy or lights; revolving beacon lights; chasing, blinking, or stroboscopic lights; or, fluttering, undulating, swinging, or otherwise moving parts.
- 5) Any marquee signs that are illuminated by artificial light or projects an electronic message through a changeable copy sign that is within 400 feet of a residence, park, playground, or scenic area as designated by a governmental agency having such authority shall not be lighted between the hours of 10:00 p.m. and 6:00 a.m.
- 6) Sign shall not exceed a brightness level of 0.3 foot candles above ambient light.

After a brief discussion, Mr. Jim Phillips moved to approve a Specific Use Permit in a Light Industrial-1 (LI-1) Zoning District for an electronic sign for Life High School, located at 170 Butcher Rd., being Lot 1, Block A of Life School Waxahachie Addition. Owner: Life School (ZA 2015-09), subject to Staff Comments. Ms. Melissa Ballard seconded, **All Ayes.**

Chairman Cooper announced Item 6 to consider Preliminary Plat of Camden Park for 99 residential lots, being 23.486 acres in the Silas M. Durrett Survey, Abst. 272. Owner: Wax Ennis 5142 LLC (PLM 2015-07) has been postponed per the request of the Applicant.

Mr. Tony Martin, 513 Sycamore Street, Waxahachie, requested approval of Final Plat of Oxford Ranch Two Phase 1 for 33 residential lots, being 39.915 acres in the T. Cassidy Survey, Abst. 255 in the ETJ. Owner: Harlan Properties (FP 2015-08).

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

- 1) Applicant proposes the platting of 33 lots for Oxford Ranch Two Phase 1
- 2) Change Public Works Director to Department of Development Director
- 3) Fill in the Commissioner names for Lane Grayson, Pct 2 and Kyle Butler, Pct.
- 4) Need 40' building setback on Lot 1, block C (front) and Lot 17 block A (side) and 30' side build line on Lot 15, block B
- 5) Need as-built drawings
- 6) Within thirty (30) days after City Council approval, please provide the City Building and Development Department with twelve (12) corrected copies

Mr. Martin stated the Applicant will comply with all Staff Comments.

Ms. Melissa Ballard moved to approve of Final Plat of Oxford Ranch Two Phase 1 for 33 residential lots, being 39.915 acres in the T. Cassidy Survey, Abst. 255 in the ETJ. Owner:

Harlan Properties (FP 2015-08), subject to Staff Comments. Mrs. Bonney Ramsey seconded,
All Ayes.

Ms. Derica Peters, Planning & Development Coordinator, announced Keep Waxahachie Beautiful is participating in the “Don’t Mess with Texas Trash Off” on April 11, 2015 from 9:00 a.m. to 12:00 p.m. at Wedgeworth Elementary, Shackelford, Elementary, Northside Elementary and Turner Learning Center. Dumpsters will be at the locations for bulk trash disposal. She encouraged volunteers for litter pick up around neighborhoods.

There being no further business, the meeting adjourned at 4:47 p.m.

Respectfully submitted,

Lori Saunders
City Secretary