

Planning and Zoning Commission
May 13, 2015

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held on Wednesday, May 13, 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

Member Absent: Jim Cooper, Chairman
Anthony Mottla

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

Vice Chairman Betty Jefferson called the meeting to order and Mr. Jim Phillips gave the invocation.

Mrs. Bonney Ramsey moved approval of the minutes of the regular Planning & Zoning Commission meeting of April 8, 2015. Mr. Rick Keeler seconded, All Ayes.

Vice Chairman Jefferson opened the Public Hearing on a request by Glenn Thurman, Inc. for a Specific Use Permit within a Single Family-1 (SF-1) for a temporary batch plant used in the construction of The Cove Ph. 1, located in the H Levi Survey being 50.54 acres. Owner: JHDMC, LLC (ZA 2015-10).

Mr. Shane Des Rockers, 3212 Pioneer Road, Mesquite, Texas, representing the Applicant requested a temporary batch plant to construct The Cove, Phase I.

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

- 1) Applicant is requesting approval of a Specific Use Permit (SUP) for a temporary batch plant for the construction of The Cove phase 1A
- 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) Dates specified with TCEQ application are for no more than 90 days
- 6) Generally, undeveloped lands surround this site, any residential is greater than 200' away

Mr. Des Rockers, requested the Specific Use Permit be effective June 2, 2015 to August 31, 2015.

There being no others to speak for or against Zoning Amendment 2015-10, Vice Chairman Jefferson closed the Public Hearing.

After further discussion, Ms. Melissa Ballard moved to approve a request by Glenn Thurman, Inc. for a Specific Use Permit within a Single Family-1 (SF-1) for a temporary batch plant used in the construction of The Cove Ph. 1, located in the H Levi Survey being 50.54 acres. Owner: JHDMC, LLC (ZA 2015-10), subject to Staff Comments and effective date of batch plant on site June 1 – August 31, 2015. Mrs. Bonney Ramsey seconded, All Ayes.

Vice Chairman Jefferson opened the Public Hearing on a request by Glenn Thurman, Inc. for a Specific Use Permit within a Single Family-1 (SF-1) Zoning District for a temporary batch plant used in the construction of Settlers Glen Ph. 3, located in the WM Paine Survey, being 50.20 acres. Owner: Settler's Glen LTD (ZA 2015-11).

Mr. Shane Des Rockers, 3212 Pioneer Road, Mesquite, Texas, representing the Applicant requested a temporary batch plant to construct Settlers Glen Phase 3.

Mr. Melick reviewed the following Staff Comments:

- 1) Applicant is requesting approval of a Specific Use Permit (SUP) for two temporary batch plants for the construction of Settler's Glenn phase 4
- 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 plants
- 4) Dust control measures shall be a priority at all times
- 5) Dates specified with TCEQ application are for no more than 90 days
- 6) Generally, undeveloped lands surround this site, any residential is greater than 500' away

Mr. Des Rockers, requested the Specific Use Permit be effective June 2, 2015 to August 31, 2015.

There being no others to speak for or against Zoning Amendment 2015-11, Vice Chairman Jefferson closed the Public Hearing.

Ms. Melissa Ballard moved to approve a request by Glenn Thurman, Inc. for a Specific Use Permit within a Single Family-1 (SF-1) Zoning District for a temporary batch plant used in the construction of Settlers Glen Ph. 3, located in the WM Paine Survey, being 50.20 acres. Owner: Settler's Glen LTD (ZA 2015-11), subject to Staff Comments and effective date of batch plant on site June 1 – August 31, 2015. Mr. Rick Keeler seconded, All Ayes.

Vice Chairman Jefferson opened the Public Hearing on a request by Hunt Properties, Inc. for a Site Plan within Planned Development-42-Commerical (PD-42-C) for a retail building, located at the corner of Country Meadows and Hwy 77, situated in the H Levy Survey. Owner: Kris Risser Estes, et al (ZA 2015-12).

Mr. Larry Kates and Mr. Gerald Lueke, representing Applicant, presented rendering of the retail building. Mr. Lueke reported the design of the building will match the building located at the back of the property. The rendering depicted amenities to offset lack of articulation to include benches, trash receptacles and bike rack.

Mr. Melick reviewed the following Staff Comments:

- 1) Applicant requests approval of site plan for the construction of a retail building in the Waxahachie Marketplace shopping center outparcel.
- 2) Façade articulation does not meet standards.
- 3) Additional hardscape amenities are needed to offset lack of articulation.
- 4) Landscape plan needed.
- 5) Additional landscaping features may be needed to offset lack of articulation.
- 6) Dumpster needs masonry screening wall and gate, must provide pedestrian access to the dumpster.
- 7) East elevation (back of building), needs screening of mechanical equipment.
- 8) Storm drainage easement needed at the outfall onto the adjoining property to the south.
- 9) Applicant to correct Site Plan and resubmit to Planning Department for filing

Mr. Rick Keeler recommended adding lighting to the four corners of the design were benches, trash receptacles and the bike rack will be placed.

The Commission discussed adding tree grates, additional accent trees along the back access road, and requiring dumpsters to have screening and spring-loaded hinge to ensure gates stay closed.

Mr. Kates and Mr. Lueke concurred to the request.

There being no others to speak for or against Zoning Amendment 2015-12, Vice Chairman Jefferson closed the Public Hearing.

After further discussion, Mrs. Bonney Ramsey moved to approve a request by Hunt Properties, Inc. for a Site Plan within Planned Development-42-Commerical (PD-42-C) for a retail building, located at the corner of Country Meadows and Hwy 77, situated in the H Levy

Survey. Owner: Kris Risser Estes, et al (ZA 2015-12), subject to Staff Comments and adding accent lighting. Mr. Jim Phillips seconded, **All Ayes.**

Vice Chairman Jefferson reference a letter from the Applicant wishing to postpone 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).

After a brief discussion, Ms. Melissa Ballard moved to deny 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) without prejudice and waive filling fees. Mr. Jim Phillips seconded, **All Ayes.**

Vice Chairman Jefferson referenced a letter from the Applicant wishing to postpone Final Plat of Garden Valley Ranch Ph. 3 for 90 residential lots, being 24.501 acres in the JB & Ann Adams Survey, Abst. 5. Owner: WP Legacy, LTD (FP 2015-12).

Mr. Jim Phillips moved postpone Final Plat of Garden Valley Ranch Ph. 3 for 90 residential lots, being 24.501 acres in the JB & Ann Adams Survey, Abst. 5. Owner: WP Legacy, LTD (FP 2015-12) to the Planning and Zoning Commission meeting of May 27, 2015. Mrs. Bonney Ramsey seconded, **All Ayes.**

Vice Chairman Jefferson opened the Public Hearing to receive citizen input on the update of the City of Waxahachie Thoroughfare Plan (an Amendment of the Comprehensive Plan).

Mr. Clyde Melick, Director of Planning reviewed a schematics of proposed new roads specifically located west of IH35 and south of Highway 287 (area of the new Waxahachie High School). He proposed an east/west connector and north/south connector to ease the traffic when the new school and other developments are brought to this area. He stated the idea is to have the builders pay for the connectors.

There being no others to speak for or against the update of the City of Waxahachie Thoroughfare Plan (an Amendment of the Comprehensive Plan), Vice Chairman Jefferson closed the Public Hearing.

After further discussion, Ms. Melissa Ballard moved to accept the recommendation amending the City of Waxahachie Thoroughfare Plan as presented. Mrs. Bonney Ramsey seconded, **All Ayes.**

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There being no further business, the meeting adjourned at 5:15 p.m.

Respectfully submitted,

Lori Saunders
City Secretary