

Planning and Zoning Commission
May 27, 2015

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held on Wednesday, May 27, 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
Bonney Ramsey
Melissa Ballard
Jim Phillips

Member Absent: Rick Keeler
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

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 May 13, 2015. Vice Chairman Betty Jefferson seconded, **All Ayes.**

Chairman Cooper opened the Public Hearing on a request by Hugo Monsanto, Inc. for a Zoning Change from a Single Family-1 (SF-1) Zoning District to a Planned Development–Commercial (PD-C) Zoning District for St. Joseph Catholic Church located at 512 E. Marvin Avenue, being Lot 1Block 283 of Town Addition, being 8.576 acres. Owner: Catholic Diocese of Dallas (ZA 2015-13).

Mr. Hugo Monsanto, Architect for the Applicant, 200 S. Rogers, Waxahachie, requested approval of the zoning change to accommodate the expansion of St. Joseph’s Catholic Church.

Mr. Clyde Melick, Director of Planning, reported churches are allowed in any district. The change of zoning to Planned Development–Commercial (PD-C) is made primarily to allow a church building to be built to a greater height than could be allowed in Single Family-1 (SF-1) district. Uses of the property are limited to a church building and church related buildings and uses. The property may also be used for uses permitted in Single-Family-1 (SF-1) district. He reviewed the following Staff Comments:

1. Applicant is requesting approval of zoning change to accommodate expansion of St. Joseph's Catholic Church
2. A 82.7 foot steeple is proposed; this exceeds allowed height requirement, this would require an additional setback from the front property line, since the property line is along a Public Right of Way there should be no problem allowing this height.
3. Landscaping plan should be provided for this new building
4. Applicant is also submitting a replat of this lot
5. If this request is denied the applicant should correct this within 30 days.

Mr. Jerry Chapman, 401 E. Marvin, Waxahachie asked for clarification of commercial activity. Mr. Monsanto stated the owner will keep the existing church for daily activity. The property facing Parks Street is estimated to be a future outreach center and housing a food pantry and outreach clothing ministry.

There being no others to speak for or against Zoning Amendment 2015-13, Chairman Cooper closed the Public Hearing.

Mr. Jim Phillips moved to approve a request by Hugo Monsanto, Inc. for a Zoning Change from a Single Family-1 (SF-1) Zoning District to a Planned Development-Commercial (PD-C) Zoning District for St. Joseph Catholic Church located at 512 E. Marvin Avenue, being Lot 1 Block 283 of Town Addition, being 8.576 acres. Owner: Catholic Diocese of Dallas (ZA 2015-13), subject to Staff Comments. Vice Chairman Betty Jefferson seconded, **All Ayes.**

Mr. Hugo Monsanto, Architect for the Applicant, 200 S. Rogers, Waxahachie, requested replat of Lot 1, Block 283 of Town Addition, being 8.576 acres. Owner: Catholic Diocese of Dallas (RP 2015-09).

Mr. Melick stated the owner is consolidating the various lots to allow for the construction of the new church. He presented the following Staff Comments:

1. The applicant wishes replat 9 lots into 1 for existing church grounds and future expansion
2. Applicant to submit twelve (12) additional corrected copies all with original signatures of property owners within thirty (30) days of City Council approval

Mr. Jim Phillips moved to approve replat of Lot 1, Block 283 of Town Addition, being 8.576 acres. Owner: Catholic Diocese of Dallas (RP 2015-09), subject to Staff Comments. Mrs. Bonney Ramsey seconded, **All Ayes.**

Mr. Melick reported Atmos is requesting approval of Preliminary Plat of Lot 1, Block A of the Atmos Energy Addition, in the T Selby Survey Abstract 1002, being 6.907 acres. Owner: Clarke Kent, LLC (PLM 2015-13). He explained Atmos is moving their service center. The Zoning

request for the center will be presented at an upcoming Planning and Zoning Commission meeting. Mr. Melick reviewed the following Staff Comments and stated they will be addressed on the construction plans.

- 1) Applicant proposes the platting of 6.907 for new Atmos Service Center
- 2) Inside turning radius must be 25ft
- 3) If gates are electric, must have Knox Electric system installed
- 4) Site drains largely toward Hwy 77. Runoff will be increased. No detention is shown. Plans will have to be provided showing how this increase will be handled.
- 5) TxDOT approval and coordination needed for drive connection at Hwy 77
- 6) Sanitary sewer easement from adjacent property owner needed
- 7) Easement documents from TxDOT needed
- 8) Need completed plan and profile section in TxDOT ROW
- 9) Easement field notes for 15' sanitary sewer easement dedicated to city
- 10) Show elevation of existing water line for clearance
- 11) Sealed manhole noted
- 12) Evaluate limits for min 42' cover on proposed sanitary sewer public line. Concrete encasement required
- 13) Within thirty (30) days after City Council approval provide City Planning Department with twelve (12) corrected copies

Mrs. Bonney Ramsey moved to approve Preliminary Plat of Lot 1, Block A of the Atmos Energy Addition, in the T Selby Survey Abstract 1002, being 6.907 acres. Owner: Clarke Kent, LLC (PLM 2015-13), subject to Staff Comments. Ms. Melissa Ballard seconded, **All Ayes.**

Mr. Clyde Hargrove, 101 Valley Ridge Dr., Red Oak, Texas, requested approval of 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. Melick reviewed the following Staff Comments noting the reason the comments are not complete is due to the continuous rain the city has received in May. He recommended to approve knowing Mr. Hargrove will complete the Staff Comments.

- 1) This is the Garden Valley Phase III final plat of 90 single family lots.
- 2) Sidewalk and landscaping along Garden Valley Parkway not complete
- 3) Franchise utilities aren't completely installed
- 4) Street has not been swept
- 5) Street signs aren't installed
- 6) Inspection fees and bonds still outstanding.
- 7) Within thirty (30) days after City Council approval provide City Planning Department with twelve (12) corrected copies

Ms. Melissa Ballard stated Mr. Hargrove has proven his integrity in the community and moved to approve of 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), subject to Staff Comments. Mrs. Bonney Ramsey seconded, **All Ayes.**

Mr. Melick announced the Applicant is absent and requested Replat of Lot 2R and 3R of Alford's Acres, in the Waxahachie ETJ, being 8.208 acres. Owner: Jose Medina (RP 2015-10). He reviewed the following Staff Comments:

1. The applicant wishes to replat 2 lots to adjust the interior separating lot line
2. This is in the Waxahachie ETJ
3. This is in the Sardis Lone Elm Water district
4. Each lot must have water service
5. Need to note the FEMA flood map date
6. List name, address and phone number of owner
7. Change Ellis County Public Works Director to Department of Development
8. Remove City of Waxahachie Building Director Signature Block and replace with Planning and Zoning Commissioner, Mayor, and Attest
9. Applicant to submit twelve (12) additional corrected copies with all with original signatures of property owners within thirty (30) days of City Council approval

After a brief discussion, Vice Chairman Betty Jefferson moved to approve Replat of Lot 2R and 3R of Alford's Acres, in the Waxahachie ETJ, being 8.208 acres. Owner: Jose Medina (RP 2015-10), subject to Staff Comments. Ms. Melissa Ballard seconded, **All Ayes.**

Chairman Cooper referenced Final Plat of the Saddlebrook Estates Phase 1B-1, 1B-2, and 1B-3 for 121 residential lots, being 33.391 acres of the M. Raffery Survey, Abstract No. 898 and the G. Carpenter Survey, Abstract 190 – Owner: 287 Waxahachie, LP (FP2015-11). He announced the Applicant wishes to postpone to the Planning and Zoning Commission meeting of July 8, 2015.

Vice Chairman Betty Jefferson moved to reschedule Final Plat of the Saddlebrook Estates Phase 1B-1, 1B-2, and 1B-3 for 121 residential lots, being 33.391 acres of the M. Raffery Survey, Abstract No. 898 and the G. Carpenter Survey, Abstract 190 – Owner: 287 Waxahachie, LP (FP2015-11) to the Planning and Zoning Commission meeting of July 8, 2015. Ms. Melissa Ballard seconded, **All Ayes.**

Mr. Melick announced the Council Chamber will have new audio installed and will be ready by the next Planning and Zoning Commission meeting.

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Vice Chairman Betty Jefferson announced Juneteenth activities will be held on June 19th at Penn Park.

There being no further business, the meeting adjourned at 4:58 p.m.

Respectfully submitted,

Lori Saunders
City Secretary