

Planning and Zoning Commission
June 10, 2015

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held on Wednesday, June 10, 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
Rick Keeler
Bonney Ramsey
Melissa Ballard
Jim Phillips

Absent: 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.

Chairman Cooper read a letter from Mr. Anthony Mottla tendering his resignation. On-going professional commitments are precluding Mr. Mottla from attending regular scheduled Commission meetings.

Mrs. Bonney Ramsey moved approval of the minutes of the regular Planning & Zoning Commission meeting of May 27, 2015. Vice Chairman Betty Jefferson seconded, **All Ayes.**

Chairman Cooper opened the Public Hearing on a request by Rob Baldwin for a Zoning change from a Future Development (FD) Zoning District to Planned Development-Commercial (PD-C) with a Specific Use Permit for Outdoor Storage for a new Atmos Service Center Office located at 3525 Hwy 77 in the T Shelby Survey Abstract 1002, being 6.907 acres. – Owner: Clarke Kent, LLC (ZA 2015-14).

Mr. Robert Baldwin, Baldwin Associates, 3904 Elm Street, Dallas, Texas, reported zoning change is to allow a new Atmos Service Center office.

Mr. Chad Michel, Alliance Architects, 1600 N. Collins Blvd., Richardson, Texas, presented renderings of the service center noting the warehouse will be located behind the center. The rendering depicted an eight foot masonry wall screening.

Mr. Jason Godges, Prairie Workshop landscapes, Lubbock, Texas, reviewed a landscape plan and design depicting native landscape.

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

1. Applicant is requesting approval of zoning change to accommodate a new Atmos Service Center Office and storage of supplies and parts
2. Applicant just got approval of preliminary plat for this lot as Atmos Energy Addition
3. Atmos is requesting several variances to the City's Zoning Ordinance
 - a. 90% Masonry Construction- although the office building will be 100% masonry, the warehouse to the rear of the will be composed of metal panels, this building will be screened by an eight foot masonry wall.
 - b. Minimum roof pitch of 6:12- the applicant is requesting a 3:12 roof pitch
 - c. Horizontal and Vertical articulation – the main building will meet this requirement but the warehouse will not
 - d. Windows and glazing shall be a minimum of 30% - requesting less than the 30%, but will have windows on all sides of the building.
 - e. The applicant is requesting a 150' communications tower, this will be two times the fall height from adjoining property lines
4. Detention area should be maintained as landscaping and lawn area.
5. If this request is denied the applicant should correct this within 30 days

There being no others to speak for or against Zoning Amendment 2015-14, Chairman Cooper closed the Public Hearing.

After further discussion, Mrs. Bonney Ramsey moved to approve on a request by Rob Baldwin for a Zoning change from a Future Development (FD) Zoning District to Planned Development-Commercial (PD-C) with a Specific Use Permit for Outdoor Storage for a new Atmos Service Center Office located at 3525 Hwy 77 in the T Shelby Survey Abstract 1002, being 6.907 acres. – Owner: Clarke Kent, LLC (ZA 2015-14), subject to Staff Comments. Vice Chairman Betty Jefferson seconded, **All Ayes.**

There being no further business, the meeting adjourned at 4:56 p.m.

Respectfully submitted,

Lori Saunders
City Secretary