Planning and Zoning Commission July 22, 2015

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held on Wednesday, July 22, 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 Jim Phillips Rodney Bell

Member Absent: Melissa Ballard

Others Present: Clyde Melick, Director of Planning

Derica Peters, Planning & Development

Coordinator

Lori Saunders, City Secretary David Hill, Council Representative Steve Chapman, City Attorney

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Chairman Jim Cooper called the meeting to order and gave the invocation. He welcomed Mr. Rodney Bell as the new member of the Commission.

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Mrs. Bonney Ramsey moved approval of the minutes of the regular Planning & Zoning Commission meetings of July 6, 2015 and July 8, 2015. Mr. Jim Phillips seconded, All Ayes.

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{Vice Chairman Betty Jefferson arrived at 4:37 p.m.}

Chairman Cooper announced the following have been removed from the agenda and will be considered at a future meeting:

Public Hearing on a request by Alan Lauhoff for a Site Plan approval in a Planned Development-71-Single Family-2 Zoning District (PD-71-SF-2) located at the intersection of Farley St. and River Oaks Blvd., situated in the B.B. Davis Survey, Abstract No. 290 and W.C. Calder Survey, Abstract No. 235, being 27.988 acres- Owner: Broadhead Highway 287, LTD (ZA 2015-21)

Public Hearing on a request by Alan Lauhoff for a Site Plan approval in a Planned Development-71-Single Family-2 Zoning District (PD-71-SF-2) located at the intersection of Farley St. and River Oaks Blvd., situated in the B.B. Davis Survey, Abstract No. 290 and W.C. Calder Survey, Abstract No. 235, being 40.469 acres- Owner: Mamie Taylor, Et Al (ZA 2015-22)

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Chairman Cooper opened the Public Hearing on a request by Richard Moir for a Zoning Amendment from a Single Family-2 Zoning District (SF-2) to Single Family-2 Zoning District (SF-2) with a Specific Use Permit for a Rooftop Solar Panel System, located at 215 Morene Avenue, being Lot 213 of Gingerbread Village Ph 3 -Owner: Richard Moir (ZA 2015-23).

Mr. Richard Moir, 213 Gingerbread Village, Waxahachie requested approval to install a rooftop solar panel system to their home. He stated it is a proven way to cut down on the use of electricity.

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

- 1) Applicant is requesting approval of a Specific Use Permit (SUP) rooftop solar panel system.
- 2) The panel system will be 3'x15' and will cover less than 5% of the rooftop
- 3) The panels will be installed on the southwest pitch of the roof, on the side of the home
- 4) The panels will be visible from the public right-of-way on Morene Dr

There being no others to speak for or against Zoning Amendment 2015-23, Chairman Cooper closed the Public Hearing.

Mr. Jim Phillips moved to approve a request by Richard Moir for a Zoning Amendment from a Single Family-2 Zoning District (SF-2) to Single Family-2 Zoning District (SF-2) with a Specific Use Permit for a Rooftop Solar Panel System, located at 215 Morene Avenue, being Lot 213 of Gingerbread Village Ph 3 -Owner: Richard Moir (ZA 2015-23), subject to Staff Comments. Mr. Rick Keeler seconded, All Ayes.

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Chairman Cooper opened the Public Hearing on a request by Gary Stevens for a Zoning Amendment from a Single Family-2 Zoning District (SF-2) to Single Family-2 Zoning District (SF-2) with a Specific Use Permit for a Rooftop Solar Panel System, located at 304 Iroquois, being Block E, Lot 1, Indian Hills Addition, being 0.251 acres- Owner: Gary Stevens (ZA 2015-24).

Mr. and Mrs. Gary Stevens, 304 Iroquois, Waxahachie, reported a rooftop solar panel is estimated to be a 40% - 60% improvement in efficiency.

Mr. Melick reviewed the following Staff Comments:

- 1) Applicant is requesting approval of a Specific Use Permit (SUP) rooftop solar panel system.
- 2) The panel system will be 3'x15', and will cover less than 5% of the rooftop
- 3) The panels will be installed on the south pitch of the roof, on the back of the home

4) The panels are not visible from Iroquois Drive, but will be visible from the alley

Those who spoke for ZA2015-24:

Ms. Adrianne Cooke, 1439 Boyce Road, Waxahachie

Those who spoke against ZA2015-24:

Mr. Richard Parker, 305 Iroquios, Waxahachie

There being no others to speak for or against Zoning Amendment 2015-24, Chairman Cooper closed the Public Hearing.

After further discussion, Mr. Jim Phillips moved to approve a request by Gary Stevens for a Zoning Amendment from a Single Family-2 Zoning District (SF-2) to Single Family-2 Zoning District (SF-2) with a Specific Use Permit for a Rooftop Solar Panel System, located at 304 Iroquois, being Block E, Lot 1, Indian Hills Addition, being 0.251 acres- Owner: Gary Stevens (ZA 2015-24), subject to Staff Comments. Vice Chairman Betty Jefferson seconded, All Ayes.

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Chairman Cooper opened the Public Hearing on a request Frank A. Blankenbeckler III for a Site Plan approval in a Planned Development-14-Heavy Industrial (PD-14-HI) Zoning District located at 1701 W. US 287, situated in the J.E. Prince Survey Abstract No. 844, being 9.356 acres- Owner: Frank A. Blankenbeckler III (ZA 2015-25).

Mr. Michael Jones, Architect for Applicant, reported Carlisle bought back the Buick dealership and is need to expand the auto display and storage paving.

Mr. Melick thanked Mr. Blankenbeckler III for making the changes with all the upcoming changes to the Interstate 35 corridor and thanked the Carlise family for being good citizens. He reviewed the following Staff Comments:

- 1) Applicant is requesting approval of an updated site plan to allow additional paving for storage and display of vehicles for sales.
- 2) All proposed revisions will only affect the expansion of parking lot to the east of the dealership building; the applicant will not be revising the existing lot or building on the site.
- 3) Applicant is proposing approximately 4.9 acres of additional paving on the lot to the east of the existing building and car lot. This will allow for a total of 590 more spaces, being 298 display spaces and 292 car storage spaces.
- 4) Landscaping will follow pattern of existing landscaping on site, but there will be additional canopy trees distributed throughout the center islands in the new addition.
- 5) Detention should be maintained as landscape feature.
- 6) Utilities department requests applicant verifies locations and depths of existing 12" and 18" diameter water line on this side and running parallel to John Arden Rd, and include on revised plans.

There being no others to speak for or against Zoning Amendment 2015-25, Chairman Cooper closed the Public Hearing.

Mrs. Bonney Ramsey moved to approve a request Frank A. Blankenbeckler III for a Site Plan approval in a Planned Development-14-Heavy Industrial (PD-14-HI) Zoning District located at 1701 W. US 287, situated in the J.E. Prince Survey Abstract No. 844, being 9.356 acres-Owner: Frank A. Blankenbeckler III (ZA 2015-25), subject to Staff Comments. Mr. Jim Phillips seconded, All Ayes.

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Mr. Terry Weaver, 815 W. Main, Midlothian, representing Applicant, requested approval of Preliminary Plat of North Grove Boulevard, being 15.913 acres in the Allen W. Brown Survey Abstract No. 102, H. Sange Survey Abstract No. 1009, H. Levy Survey Abstract No. 629, and John B. Adams & Ann Adams Survey Abstract No. 5- Owner: Moritz Interests LTD (PLM 2015-18). He reported this will allow making the connection from Highway 77 to FM 813.

Mr. Melick reviewed the following Staff Comments:

- 1. The applicant wishes to preliminary plat North Grove Boulevard
- 2. This will be the major east-west connecting thoroughfare for the North Grove Public Improvement District
- 3. Applicant is constructing the road with funds from the Roadway Impact Fee program to provide access from Hwy 77 to FM 813, and to provide access to initial phases of the North Grove development
- 4. 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 Preliminary Plat of North Grove Boulevard, being 15.913 acres in the Allen W. Brown Survey Abstract No. 102, H. Sange Survey Abstract No. 1009, H. Levy Survey Abstract No. 629, and John B. Adams & Ann Adams Survey Abstract No. 5-Owner: Moritz Interests LTD (PLM 2015-18), subject to Staff Comments. Vice Chairman Betty Jefferson seconded, All Ayes.

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Mr. George Kent, 417 W. Main, Midlothian, requested approval of a Minor Plat of Kent's Prairie Addition, being 2.725 acres in the Waxahachie ETJ.-Owner: George Kent (MP 2015-19). He reported this is for a one family building site.

Mr. Melick reviewed the following Staff Comments noting this is part of a 62 acre tract:

- 1. The applicant wishes to file a minor plat in the Waxahachie ETJ
- 2. Applicant needs to provide letter from water purveyor stating adequate fire protection
- 3. Applicant to submit twelve (12) additional corrected copies all with original signatures of property owners within thirty (30) days of City Council approval

Mr. Kent stated he will provide the letter on Item 2 to City Staff.

Mr. Jim Phillips moved to approve Minor Plat of Kent's Prairie Addition, being 2.725 acres in the Waxahachie ETJ.-Owner: George Kent (MP 2015-19), subject to Staff Comments. Mrs. Bonney Ramsey seconded, All Ayes.

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## Citizens' Petitions and Request:

None

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There being no further business, the meeting adjourned at 5:17p.m.

Respectfully submitted,

Lori Saunders City Secretary