

Planning and Zoning Commission  
August 26, 2015

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held on Wednesday, August 26, 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  
Rodney Bell

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.

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**Mr. Rick Keeler moved approval of the minutes of the regular Planning & Zoning Commission meeting of August 12, 2015.** Mrs. Bonney Ramsey seconded, **All Ayes.**

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{Ms. Melissa Ballard arrived at 4:34 p.m.}

Chairman Cooper opened the Public Hearing on a request by Alan Lauhoff for a Zoning Amendment from Planned Development-71-Single Family-2 Zoning District (PD-71-SF-2) to Planned Development-71-Single Family-3 Zoning District (PD-71-SF-3) located at the intersection of Farley Street 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).

Mr. Alan Lauhoff, P.O. Box 185, Milford, Texas, representing the Applicant, reported the property was zoned several years ago and now requesting site plan approval. He explained this is Phase 1 of Bluebonnet Trails. Mr. Lauhoff stated homes will have alley access.

Mr. Clyde Melick, Director of Planning, stated the density was approved in 2011-2012 and still required a detailed site plan. He reviewed the following Staff Comments:

- 1) Applicant is requesting approval of a site plan for Bluebonnet Trails Phase 1
- 2) This residential development includes 180 total lots, with both single family and townhome lots. Lots will consist of
  - a) 86 lots at 2,500-3,499sf
  - b) 28 lots at 3,500-4,999 sf
  - c) 66 lots at 5,000-8,700 sf
- 3) Proposed Single Family Area Requirements:
  - a) Min. Lot Area: 5,000 sf
  - b) Min. lot width: 50'
  - c) Min. Lot Depth: 110'
  - d) Min. Sideyard Setback: 5'
  - e) Min. Rearyard Setback: 20'
  - f) Min. Dwelling Size: 1,700 sf
- 4) Proposed Town Home Lots Area Requirements:
  - a) Min. Lot Area: 2,539 sf
  - b) Min. lot width: 30'
  - c) Min. Lot Depth: 90'
  - d) Min. Sideyard Setback: 0'
  - e) Min. Rearyard Setback: 20'
  - f) Min. Dwelling Size: 1,400 sf
- 5) All lots will be rear entry alley-served
- 6) Maximum front yard setback shall be fifteen (15') feet
- 7) All town homes must be a minimum of 60% masonry
- 8) No town home cluster shall have greater than five units attached
- 9) All single family must meet our masonry requirement of 75%
- 10) A building permit distribution system should be considered so as not to only build the townhomes.
- 11) River Oaks Blvd will continue through the site as a 40' road width, but is slated to be a Type D Roadway with 80 feet of Right of Way
- 12) Screening wall shall be layed up brick, not "Brick Thinwall"
- 13) Farley Street is a Type "C" Road, this is 90' of Right of Way,
- 14) A ten (10') foot Landscape Buffer, shall be provided along Farley Street in addition to the Right of Way. This landscape shall be installed in the first phase
- 15) For this phase along 3.6 acres of usable park space shall be dedicated to Waxahachie for public use
- 16) Applicant is proposing to dedicate 16.91 acres of flood plain to the city for Park Use, along with eight (8') foot walking trail, IN PHASE II. The park dedication is not considered 100% usable based on the Floodplain designation, but a portion may be allowed to be Flood Plain with the City Council approval.
- 17) This dedication, along with access and improvements should take place in Phase 1
- 18) A Traffic Impact Analysis must be provided, with all phases taken into consideration
- 19) The proposed site plan conforms to the existing Ordinance No. 2218 for this Planned Development

Ms. Kaye Adkins, 826 Farley Street, Waxahachie, stated she owns the two farm houses and expressed concern with traffic congestion being that Farley Street is already a high traffic area. Chairman Cooper asked if a traffic light is planned for the area and Mr. Melick noted not at this time.

Mr. Rick Keeler suggested the mail boxes be in clusters and preferred them not to be in the alley. He requested adding street trees between the sidewalk and street in front of the townhomes and single family homes.

There being no others to speak for or against Zoning Amendment Request 2015-21, Chairman Cooper closed the Public Hearing.

**Mr. Rick Keeler moved to approve a request by Alan Lauhoff for a Zoning Amendment from Planned Development-71-Single Family-2 Zoning District (PD-71-SF-2) to Planned Development-71-Single Family-3 Zoning District (PD-71-SF-3) located at the intersection of Farley Street 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), subject to Staff Comments, add cluster postal boxes, adding trees between sidewalk and street, and changing masonry requirement on town homes from 60% to 90%. Mr. Jim Phillips seconded, All Ayes.**

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Chairman Cooper opened the Public Hearing on a request by Alan Lauhoff for a Zoning Amendment from Single Family-2 (SF-2) to Planned Development-71-Single Family-3 Zoning District (PD-71-SF-3) located at the intersection of Farley Street 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: Broadhead Highway 287, LTD (ZA 2015-22).

Mr. Alan Lauhoff, P.O. Box 185, Milford, Texas, representing the Applicant, reported this is a continuation of Bluebonnet Trails being Phase 2.

Mr. Clyde Melick, Director of Planning, stated the density was approved in 2011-2012 and still required a detailed site plan. He explained all amenities se for this development being Phase 1 and Phase 2 must be completed in Phase 1 being infrastructure, streets and park improvements, etc. Mr. Melick reviewed the following Staff Comments:

- 1) Applicant is requesting approval of a Zoning change and site plan for Bluebonnet Trails Phase 2
- 2) Clarification is needed on the extent and boundaries of the tract to be rezoned in this phase
- 3) This residential development includes 43 single family lots. Lots will consist of
  - a) 6 lots at 5,000-5,999 sf
  - b) 6 lots at 6,000-6,999 sf
  - c) 12 lots at 7,000-8,999 sf

- d) 13 lots at 9,000-9,999 sf
- e) 6 lots at 10,000-12,300 sf
- 4) Proposed Single Family Area Requirements:
  - a) Min. Lot Area: 5,000 sf
  - b) Min. Lot Width: 50'
  - c) Min. Lot Depth: 110'
  - d) Min. Front Yard Setback: 20'
  - e) Min. Sideyard Setback: 5'
  - f) Min. Rearyard Setback: 20'
  - g) Min. Dwelling Size: 1,700 sf
- 5) An 8' trail is proposed to be constructed within the floodplain
- 6) 16.91 acres of floodplain will be dedicated to the city as a park
- 7) All park improvements will need to be installed in Phase I
- 8) All lots will be rear entry alley-served
- 9) Sidewalk must be installed along Farley Street

There being no others to speak for or against Zoning Amendment Request 2015-22, Chairman Cooper closed the Public Hearing.

**Ms. Bonney Ramsey moved to approve request by Alan Lauhoff for a Zoning Amendment from Single Family-2 (SF-2) to Planned Development-71-Single Family-3 Zoning District (PD-71-SF-3) located at the intersection of Farley Street 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: Broadhead Highway 287, LTD (ZA 2015-22), subject to Staff Comments.**

Mr. Rick Keeler asked to amend the motion to include: remove portion of the retaining wall provided they make the detention area a landscape amenity.

**Ms. Ramsey amended her motion to include: remove a portion of the retaining wall provided they make the detention area a landscape amenity.** Ms. Melissa Ballard seconded, **All Ayes.**

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Chairman Cooper announced the following Public Hearing on ZA 2015-26 will be opened and no action will be taken due to the Zoning Ordinance has not been amended to approve the request.

Chairman Cooper opened the Public Hearing on a request by Breckenridge Group Waxahachie, Texas LP for a Zoning Amendment from Planned Development-91-Single Family-1 (PD-91-SF-1) to a Planned Development-Multi-Family-1 (PD-MF-1) with a Specific Use Permit for a Resident home for adults with intellectual and developmental disabilities located at 212 Cantrell Street in the EW Rogers Survey Abstract No. 896. -Owner: Diane Collard, John Collard, and Eduardo Velez (ZA 2015-26).

Mr. John Poston, Founder of RISE School, 4848 Lemon Avenue, Dallas, Texas, presented a residential community designed and built for people with intellectual and developmental disabilities (IDD). He stated the private homes and shared spaces are made to connect residents in community, and learn independence in a supportive, supervised, and safe environment. Mr. Poston stated too many adults with IDD are living in isolation and explained the new residential community will allow adults to experience the support required to live independently, be a part of the community and contribute meaningfully.

Mr. Poston presented a site detail depicting the layout of the resident's homes, club house with resort style pool, class rooms, game rooms, fitness center, and administration building. He explained the high-end facility will be licensed. The community will be gated with security at all times; full build-out will be 300 beds. Residents will be phased in 20-25 at a time. Residents will be young adults with the primary diagnosis of IDD and be free of aggressive behaviors, ability to ambulate and transfer independently, able to follow a schedule and interested in maintaining employment on or off campus. Staff will be highly-trained in the IDD field and will have approximately 20 staff on hand with a ratio of one staff member to 15 residents. Mr. Poston explained because residents will not be driving, there will be transportation to off-campus employment and off-campus scheduled shopping. The campus will provide a full service dining for all residents.

Mr. Rick Keeler clarified that residents don't drive. Mr. Poston confirmed residents do not drive therefore the traffic impact will be light.

Those who spoke for ZA 2015-26:

Mr. Mark Griffith, 116 Alys Lane, Waxahachie  
Dr. Jennifer Smolka, 504 Lakewood Drive, Waxahachie  
Ms. Shannon Crain, Waxahachie  
Ms. Diane Johnson Collard, 816 Cantrell, Waxahachie  
Ms. Teresa Gates, 710 Cantrell, Waxahachie

Those who spoke against ZA 2015-26:

Mr. Lewis Scharringhausen, 830 Cantrell, Waxahachie

**After further discussion, Mrs. Bonney Ramsey moved to continue the Public Hearing on a request by Breckenridge Group Waxahachie, Texas LP for a Zoning Amendment from Planned Development-91-Single Family-1 (PD-91-SF-1) to a Planned Development-Multi-Family-1 (PD-MF-1) with a Specific Use Permit for a Resident home for adults with intellectual and developmental disabilities located at 212 Cantrell Street in the EW Rogers Survey Abstract No. 896. -Owner: Diane Collard, John Collard, and Eduardo Velez (ZA 2015-26) to the Planning and Zoning Commission meeting of September 23, 2015.** Ms. Melissa Ballard seconded, **All Ayes.**

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Mr. Jim Sargent, home builder, 3 Sargent Place, Waxahachie, requested approval of Final Plat of Delaney Park for 16 residential lots, being 18.030 acres in the David Mitchell Survey, Abstract No. 706, in the Extraterritorial Jurisdiction – Owner: Anderson Sargent LP and JWS Inc. (FP2015-24).

Mr. Melick reviewed the following Staff Comments:

- 1) Applicant requests approval of final plat for 16 residential lots in the ETJ
- 2) This will be served by Rockett Water System
- 3) Define wording concerning 60' ROW between lots 8 & 9, this should say “Reserved for Future Access”
- 4) The statement that Jim Sargent signs-“NOW THEREFORE KNOW BY THESE PRESENTS:That we, JWS. Inc., do..... dedicate to Ellis County, for Public use, the streets and alleys shown hereon...” - take out “alleys”
- 5) County needs to have inspected, approved site and received as-builts
- 6) Applicant to submit twelve (12) corrected copies with original signatures within thirty (30) days of City Council approval

**Mr. Jim Phillips moved to approve Final Plat of Delaney Park for 16 residential lots, being 18.030 acres in the David Mitchell Survey, Abstract No. 706, in the Extraterritorial Jurisdiction – Owner: Anderson Sargent LP and JWS Inc. (FP2015-24), subject to Staff Comments.** Ms. Melissa Ballard seconded, **All Ayes.**

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Mr. Melick opened for discussion on residential solar panels and noted currently solar panels are allowed with a Specific Use Permit. He referenced the aesthetics and discussed not allowing the panels to the front of the house.

Mr. Jim Sargent, 3 Sargent Place, Waxahachie, home builder, stated he installed his first solar panel in Frisco and doesn't run into any issues with cities. He noted eighty percent (80%) of the homes he builds have solar panels and currently has thirteen (13) contracts to build high performance homes and all will have solar panels. Mr. Sargent stated there is a demand for solar panels. He explained for approximately a 2,000 square feet home, five (5) solar panels are needed to be efficient.

Discussion from the Commission, Councilmember David Hill, and City Attorney Steve Chapman was held.

***No action taken.***

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**Citizens' Petitions and Request:**

None

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There being no further business, the meeting adjourned at 6:44 p.m.

Respectfully submitted,

Lori Saunders

City Secretary