

Planning and Zoning Commission
November 10, 2015

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held on Tuesday, November 10, 2015 at 7:00 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
Steve Chapman, City Attorney
Lori Saunders, City Secretary
Derica Peters, Planning & Development
Coordinator

Others Absent: David Hill, Council Representative

Chairman Jim Cooper 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 October 27, 2015. Mr. Rodney Bell seconded, **All Ayes.**

Chairman Cooper opened the Public Hearing on a request by RML Waxahachie Ford, LLC for a Specific Use Permit for temporary portable buildings in a Commercial (C) Zoning District, for the Ford Dealership located at 1800 W. Hwy. 287 Bypass, in Lot 4 of Thornhill Industrial Park, being 4.4 acres –Owner: John Thornhill (ZA 2015-42).

Mr. Gain Robertson, Little Rock, Arkansas, representing the Applicant reported portable buildings are needed for office space during the construction of the new Ford Dealership. He requested two (2) temporary buildings; one single wide, and one triple wide.

There being no others to speak for or against Zoning Amendment 2015-42, Chairman Cooper closed the Public Hearing.

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

DEVELOPMENT REVIEW

- 1) Applicant is applying for a zoning change from Commercial to Commercial with a Specific Use Permit for Portable Buildings
- 2) Requesting permit for two (2) buildings to be used as temporary portable office space: one single wide, and one triple wide
- 3) Buildings will be located to the side of the building
- 4) Buildings will be temporary and not permitted for a period of more than two (2) years
- 5) Must meet all applicable Building and Fire Codes

Ms. Melissa Ballard moved to approve a request by RML Waxahachie Ford, LLC for a Specific Use Permit for temporary portable buildings in a Commercial (C) Zoning District, for the Ford Dealership located at 1800 W. Hwy. 287 Bypass, in Lot 4 of Thornhill Industrial Park, being 4.4 acres –Owner: John Thornhill (ZA 2015-42), subject to Staff Comments. Mr. Jim Phillips seconded, **All Ayes.**

Mr. Marshall Wallis, 3221 Black Champ Road, Waxahachie, requested a Replat of Roe Estates, Block II, Lot 7, being 5.46 acres at 3221 Black Champ Road – Owner: Marshall & Christie M. Wallis (RP 2015-32).

Mr. Melick reviewed the following Staff Comments.

DEVELOPMENT REVIEW

Right of Way widths not provided. Long Branch is shown as a type D on the thoroughfare plan as 70' or 80' row.

RECOMMENDATION

Approve per comments

Vice Chairman Betty Jefferson moved to approve Replat of Roe Estates, Block II, Lot 7, being 5.46 acres at 3221 Black Champ Road – Owner: Marshall & Christie M. Wallis (RP 2015-32), subject to Staff Comments. Mrs. Bonney Ramsey seconded, **All Ayes.**

Mr. Melick stated applicant is not present to request Replat of Sanger Creek North, Block 1, Lots 14, 15, and 16 being 5.179 acres in the Waxahachie Extra Territorial Jurisdiction at the corner of Becky Lane and James Court–Owner: Sharron Bengé-Hartley et al (RP 2015-33). He reviewed the following Staff Comments noting the majority of comments are from Ellis County and before the County approves the applicant will have to correct Staff Comments:

DEVELOPMENT REVIEW

- Need letter from water provider stating water line size. If this is too small then a variance could be requested.

Revisions to be made to plat:

- Show ue/de/bl – 10’ on side lot lines
- Change 10’ ue to 20’ ue on front lot line
- Show 20’ ue/de/bl on back of lot lines
- Lot 16R is there one acre out of floodplain? We need finished floor elevation.
- Total acres need to be stated in title block
- Flood plain note: The 100 year floodplain should be shown as an F.M.A. easement with a note that no structures are to be constructed in the FMA.

RECOMMENDATION

Approve per comments

Mr. Rick Keeler moved to approve Replat of Sanger Creek North, Block 1, Lots 14, 15, and 16 being 5.179 acres in the Waxahachie Extra Territorial Jurisdiction at the corner of Becky Lane and James Court–Owner: Sharron Benge-Hartley et al (RP 2015-33), subject to Staff Comments. Ms. Melissa Ballard seconded. The vote was as follows:

Ayes: Jim Cooper
Rick Keeler
Bonney Ramsey
Melissa Ballard
Jim Phillips
Rodney Bell

Noes: Betty Jefferson

The motion carried.

Mr. Clyde Hargrove, 101 Valley Ridge Dr., Red Oak, Texas, requested approval of Preliminary Plat of Garden Valley Farms for 213 residential lots being 72.215 acres in the J.B. and Ann Adams Survey a-5, being northeast of Garden Valley Parkway and Garden Valley Ranch Addition–Owner: WP Legacy LTD and Bethany/Garden Valley LTD (PLM 2015-34). He presented a preliminary plat depicting Phase 1 and Phase 2. Mr. Hargrove stated approximately 9.4 acres will be dedicated as park land.

Mr. Melick reviewed the following Staff Comments and noted there will be more Staff Comments at the construction phase.

DEVELOPMENT REVIEW

This is part of Planned Development -67

This preliminary plat was given a high-level review. A more detailed review will be performed by a city staff and consulting professional engineer during the construction plan review phase. Applicant understands these conditions.

Utilities: sewer and lift station calculations are still to be determined for this region

RECOMMENDATION

Approve per comments

Ms. Melissa Ballard moved to approve Preliminary Plat of Garden Valley Farms for 213 residential lots being 72.215 acres in the J.B. and Ann Adams Survey a-5, being northeast of Garden Valley Parkway and Garden Valley Ranch Addition—Owner: WP Legacy LTD and Bethany/Garden Valley LTD (PLM 2015-34), subject to Staff comments. Ms. Bonney Ramsey seconded, **All Ayes.**

Citizens' Petitions and Request:

Mr. Melick announced he has accepted the position of Assistant Superintendent of WISD, and noted it is a great opportunity for him and gives him the opportunity to stay in the community. He urged the Commission to not go backwards and acknowledged his admiration to the Commission.

Commission members congratulated Mr. Melick and thanked him for being upfront with the Commission allowing them to make recommendations. They commended him for being an outstanding person for the City.

City Secretary Lori Saunders announced there will not be a Commission meeting on November 24th due to the holiday.

There being no further business, the meeting adjourned at 7:20 p.m.

Respectfully submitted,

Lori Saunders
City Secretary