

Planning and Zoning Commission  
February 9, 2016

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held on Tuesday, February 9, 2016 at 7:00 p.m. in the Council Chamber at 401 S. Rogers, Waxahachie, Texas.

Members Present: Jim Cooper, Chairman  
Rick Keeler  
Bonney Ramsey  
Melissa Ballard

Members Absent: Betty Jefferson, Vice Chairman  
Jim Phillips  
Rodney Bell

Others Present: Michael Scott, Assistant City Manager  
Steve Chapman, City Attorney  
Lori Saunders, City Secretary  
Darren Groth, Director of Planning  
Derica Peters, Planning & Development  
Coordinator  
David Hill, Council Representative

-----

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 January 26, 2016. Ms. Melissa Ballard seconded, All Ayes.**

-----

Chairman Cooper opened the Public Hearing on a request by Emma Arredondo for a Specific Use Permit for a personal services shop/beauty salon in a Planned Development-76-Office (PD-76-O) Zoning District for the property located at 101 Executive Court, Suite 400B, being Block 1A, Littleton Estates, 0.62 acres.–Owner: Arredondo Leasing LTD (ZA 2016-01).

Ms. Emma Arredonda, P.O. Box 430, Waxahachie, reported the beauty salon will specialize in permanent makeup and eyelashes.

There being no others to speak for or against Zoning Amendment 2016-01, Chairman Cooper closed the Public Hearing.

**Ms. Melissa Ballard moved to approved a request by Emma Arredondo for a Specific Use Permit for a personal services shop/beauty salon in a Planned Development-76-Office (PD-76-O) Zoning District for the property located at 101 Executive Court, Suite 400B, being Block**

**1A, Littleton Estates, 0.62 acres.–Owner: Arredondo Leasing LTD (ZA 2016-01), subject to Staff Comments.** Mr. Rick Keeler seconded, **All Ayes.**

-----

Mr. Todd Wintters, Engineerings Concepts and Design, 201 Windco Circle, Wiley, Texas requested approval of Preliminary Plat of Homestead Estates, being 35.484 acres situated in the William Steward Survey, a-956 for 29 residential lots on Old Italy Road –Owner: Michel Manzain and Waxahachie 45 Partnership (PLM 2016-02).

Ms. Derica Peters, Planning & Development Coordinator, presented the following Staff Comments:

**DEVELOPMENT SUMMARY**

1. Single family development of 29 lots
2. Each lot will be at least 1 acre in size
3. This will be served by septic systems

**DEVELOPMENT REVIEW**

4. Drainage issues as shown on staff markups need to be addressed during civil construction review
5. Correct Zoning note on plat – should show “PD-23-SF-1:”
6. Common Area at southwest corner, next to lot 16, shall be included within lot 16 and maintained by property owner

**RECOMMENDATION**

Approve per comments

**APPLICANT REQUIREMENTS**

Submit DWG drawing to Planning Department

Mrs. Bonney Ramsey and Ms. Melissa Ballard expressed concern of traffic increasing with the new development and asked if a traffic count was done. Mr. Wintters stated he did not perform a traffic count.

The Commission expressed concern with drainage due to a lot of runoff from Old Italy Road to the lake.

Mr. Wintters stated he is working with city staff and city engineer on the drainage and explained once the preliminary plat is approved he will create the engineering drawings that will detail water discharge and submit to the city engineer for review/approval.

Ms. Peters referenced Development Review No. 6 asking Mr. Wintters to comply. He concurred.

Ms. Melissa Ballard referenced typos on the Preliminary Plat and asks Applicant to correct *Anne with D'Anne* and *Daye with Kaye*.

Mr. Rick Keeler referenced curbs and asked if there are provisions in our sub-division ordinance for curbs.

Mr. James Gaertner, City Engineer, referenced the drainage concern noting he is reviewing the applicant's drainage proposals for proper runoff. He referenced the streets noting there will be bar ditches and no curbs, and, the streets will be concrete.

**After further discussion, Mrs. Bonney Ramsey moved to approve Preliminary Plat of Homestead Estates, being 35.484 acres situated in the William Steward Survey, a-956 for 29 residential lots on Old Italy Road –Owner: Michel Manzain and Waxahachie 45 Partnership (PLM 2016-02), subject to Staff comments.**

The motion died due to lack of a second.

**Mr. Rick Keeler moved to deny Preliminary Plat of Homestead Estates, being 35.484 acres situated in the William Steward Survey, a-956 for 29 residential lots on Old Italy Road – Owner: Michel Manzain and Waxahachie 45 Partnership (PLM 2016-02).** Ms. Melissa Ballard seconded. The vote was as follows:

Ayes: Jim Cooper  
Rick Keeler  
Melissa Ballard

Noes: Bonney Ramsey

**The motion carried.**

-----

Mr. Daniel Hereid, 1082 Carpenter Ct., Lavon, Texas requested approval of Replat of the Homestead at Baucum Ranch, Phase One, Lots 9 and 10, being 10.72 acres in the J.Pruitt Survey, a-878 in the Extraterritorial Jurisdiction located on Baucum Road – Owner: Baucum Family Partners and Dan Hereid (RP 2016-05).

Ms. Peters reviewed the following Staff Comments:

**REVIEW COMMENTS**

1. Applicant is replatting existing subdivision, the Homestead at Baucum Ranch, to incorporate 10.72 additional acres as 2 additional lots and 30' right of way dedication
2. Point of beginning needs to be shown
3. Floodplain: Zone Z (non-shaded)?

4. Signature line for Waxahachie Planning Director needs to be removed – instead place line for Planning & Zoning Commission Chairman, Mayor and Attest

**RECOMMENDATION**

Approve per staff comments

**APPLICATION REQUIREMENTS**

Please provide 10 corrected, signed copies to the Planning Department. This will then go to the County Commissioner’s Court for approval.

**Ms. Melissa Ballard moved to approve Replat of the Homestead at Baucum Ranch, Phase One, Lots 9 and 10, being 10.72 acres in the J.Pruitt Survey, a-878 in the Extraterritorial Jurisdiction located on Baucum Road – Owner: Baucum Family Partners and Dan Hereid (RP 2016-05), subject to Staff Comments.** Mr. Rick Keeler seconded, **All Ayes.**

-----

**Citizens’ Petitions and Request**

Ms. Derica Peters reminded the Commission that this is her last meeting. The Commission wished her well as she starts her new job with the Council of Governments (COG).

Mrs. Ramsey referenced the day and time of the Commission meetings and suggested to change the meetings back too meeting on the 2<sup>nd</sup> and 4<sup>th</sup> Wednesday of each month at 5:00 p.m. After discussion, the consensus of the Commission is to seek Council approval.

-----

There being no further business, the meeting adjourned at 7:30 p.m.

Respectfully submitted,

Lori Saunders  
City Secretary