

Planning and Zoning Commission  
May 10, 2016

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held on Tuesday, May 10, 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

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

Others Present: Darren Groth, Director of Planning  
James Gaertner, City Engineer  
Nathan Warren, Planner  
Amber Villarreal, Assistant City Secretary  
Steve Chapman, City Attorney

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Chairman Jim Cooper called the meeting to order and gave the invocation.

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**Mrs. Bonney Ramsey moved approval of the minutes of the Planning & Zoning Commission meetings of April 12, 2016 and April 18, 2016. Mr. Rick Keeler seconded, All Ayes.**

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Chairman Cooper opened the Public Hearing on a request by Solar City, for a Specific Use Permit within a Planned Development-54-Single Family-2 (PD-54-SF-2) Zoning District for roof mounted pv solar system, located at 3021 Coventry Lane, being Lot 11, Block A, Windchase East Phase III, 0.29 acres – Owner: Pamela Almy (ZA 2016-10).

Planner Nathan Warren reviewed the following Staff Report:

#### **DEVELOPMENT SUMMARY**

1. The request is to install a solar-driven energy system that converts solar energy into electricity through photovoltaic panels onto the rooftop at 3021 Coventry Lane, per the property plan submitted by the applicant.
2. According to the site layout drawings, the roof mounted PV solar system will be located south and west of the roof line. The panels may be visible from Coventry Lane as the proposed location of installation is on the left and rear of the house from street view.
3. Proper notifications were made in accordance with state law and the City's zoning ordinance.
4. Chapter 3 of the Comprehensive Plan encourages site planning that minimizes the need for continuously high levels of energy consumption. This proposal aligns with that goal.

#### **REVIEW COMMENTS**

1. Indicators A and B must be attributed to a description. If there is no description, then remove the indicators from the site plan. If there are descriptions, provide them on the site plan.
2. Clearly label the solar panels or assign representation to the solar panels in the legend on the site plan.
3. Submit a statement of operations that declares the size and quantity of solar panels requested to be installed.

#### **APPLICANT REQUIREMENTS**

Consideration of the request for a Specific Use Permit within a Planned Development-54-Single Family-2 (PD-54-SF-2) Zoning District for roof mounted pv solar system must observe the following condition:

1. A Building Permit must be obtained prior to installation of the roof mounted pv solar system.

Those who spoke in favor:  
Chris Barry, SolarCity

There being no others to speak for or against ZA 2016-10, Chairman Cooper closed the Public Hearing.

**Ms. Melissa Ballard moved to approve a request by Solar City, for a Specific Use Permit within a Planned Development-54-Single Family-2 (PD-54-SF-2) Zoning District for roof mounted pv solar system, located at 3021 Coventry Lane, being Lot 11, Block A, Windchase East Phase III, 0.29 acres – Owner: Pamela Almy (ZA 2016-10), subject to Staff Comments.**

Mr. Rick Keeler seconded, **All Ayes.**

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Chairman Cooper opened the Public Hearing on a request by Corp Custom Homes, for a Specific Use Permit within a Single Family-1 (SF-1) Zoning District for a two story detached garage in excess of 500 square feet, located at 5035 April Lane, being Lot 7, Block B, Mustang Meadows, 1.64 acres – Owner: James Shiffer (ZA 2016-11).

Planner Nathan Warren reviewed the following Staff Report:

**DEVELOPMENT SUMMARY**

1. The request is to construct a two story detached garage in excess of 500 square feet at 5035 April Lane, per the property plan submitted by the applicant.
2. According to the site layout drawings, the two story detached garage will be located west of the primary structure, being directly behind the primary structure from street view.
3. Proper notifications were made in accordance with state law and the City's zoning ordinance.
4. The following findings are have been met, in accordance with Section 37.5 of the City of Waxahachie Zoning Ordinance:

*37.5 - Area regulations for accessory buildings in residential and multifamily districts:*

A. Size of Yards:

1. Front Yard: Accessory buildings shall not be located closer to the front property line than the main building or the front yard setback requirement for that zoning district, whichever is greater.
2. Rear Yard: When the accessory building is a garage with rear access, the rear setback shall be a minimum of twenty (20) feet from the property line. All other accessory buildings including carports shall not be located closer than three (3) feet to the rear property line.
3. Side Yard: Accessory buildings shall not be closer than five (5) feet to the side property line when the accessory building is located behind the main building. When the accessory building is located in the side yard, the setback for the accessory building will be the same as the setback requirement for the main building.
4. Carports shall be measured from the posts supporting the roof nearest to the street or alley.
5. Accessory buildings are not permitted without a main structure.
6. No accessory building shall exceed five hundred (500) square feet. Accessory buildings over five hundred (500) square feet may be permitted by S.U.P. and shall meet all of the requirements (setbacks, construction, etc.) set forth for the main or primary structure.
7. All accessory buildings shall not exceed one story in height. Garage apartments are allowed up to two (2) stories in the "FD", "SF-1" and "RR" Districts. Garage apartments up to two (2) stories may be permitted in certain Districts (see Section 32) by S.U.P. if there is no adverse impact on adjacent properties.
8. Metal accessory buildings less than five hundred (500) square feet are permitted but shall not be used as an enclosed parking area or garage.
9. Other Structures: Accessory buildings, other than carports, shall not be located within five (5) feet of any other structure.

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**REVIEW COMMENTS**

1. Total lot coverage calculations must be provided. A table showing lot size, the area of the primary structure, the total area of all accessory structures, and a percentage of the total lot coverage shall be shown on the site plan.
2. Provide a north arrow on the site plan.
3. Submit a statement of operations that declares the use and function of the accessory structure.
4. The requested structure cannot be used for commercial purposes and cannot be rented.
5. If the zoning request is approved, a Building Permit is required prior to construction.

**APPLICANT REQUIREMENTS**

Consideration of the request for a Specific Use Permit within a Single Family-1 (SF-1) Zoning District for a two story detached garage in excess of 500 square feet square feet must observe the following condition:

1. A Building Permit must be obtained prior to construction of the detached garage.

Those who spoke in favor:  
Paul Corp, Corp Custom Homes

There being no others to speak for or against ZA 2016-11, Chairman Cooper closed the public hearing.

**Mrs. Bonney Ramsey moved to approve the request by Corp Custom Homes, for a Specific Use Permit within a Single Family-1 (SF-1) Zoning District for a two story detached garage in excess of 500 square feet, located at 5035 April Lane, being Lot 7, Block B, Mustang Meadows, 1.64 acres – Owner: James Shiffer (ZA 2016-11), subject to Staff Comments.** Mr. Rick Keeler seconded, **All Ayes.**

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Planning Director Groth announced the Public Hearing on a request by DC Texas Construction, LLC, for a Specific Use Permit within a General Retail (GR) Zoning District for a two story detached garage in excess of 500 square feet, located at 1015 Ferris Avenue, being Lot 1, Block 27, Williams Addition, 0.414 acres – Owner: Ladd Vien (ZA 2016-12) will be held at the May 24, 2016 Planning & Zoning Commission meeting due to a property owner notification error. Publications and property owner notices will be revised and mailed out.

**Mr. Rick Keeler moved to postpone the Public Hearing for ZA 2016-12 to the May 24, 2016 Planning & Zoning Commission Meeting.** Mrs. Bonney Ramsey seconded, **All Ayes.**

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**Citizens' Petitions and Requests:**

None

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

Respectfully submitted,

Amber Villarreal  
Assistant City Secretary