

Planning and Zoning Commission
June 28, 2016

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held on Tuesday, June 28, 2016 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

Member Absent: Rodney Bell

Others Present: Darren Groth, Director of Planning
James Gaertner, City Engineer
Nathan Warren, Planner
Lori Saunders, City Secretary
David Hill, City Councilmember

Others Absent: Steve Chapman, City Attorney

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

Commissioner Bonney Ramsey moved approval of the minutes of the Planning & Zoning Commission meeting of June 14, 2016. Vice Chairman Betty Jefferson seconded, All Ayes.

Chairman Cooper opened the Public Hearing on a request by Scott Pendery for a Zoning Amendment and Site Plan Review from Light Industrial-1 (LI-1) to Planned Development-Light Industrial-1 (PD-LI-1), being Lot 2, Block D, 10.723 acres of land in the North Grove Business Park, Phase 3-Owner: SAP Properties, LLC (ZA 2016-22).

Planner Nathan Warren reviewed the following Staff Report:

DEVELOPMENT SUMMARY

1. The request is for a Zoning Amendment and Site Plan Review from Light Industrial-1 (LI-1) to Planned Development-Light Industrial-1 (PD-LI-1) Zoning District.
2. The specific PD regulations are called out and attached separately.
3. Proper notifications were made in accordance with state law and the City's zoning ordinance.

REVIEW COMMENTS

See attached redlines from Engineering.

APPLICANT REQUIREMENTS

Consideration of the request for a Zoning Amendment and Site Plan Review from Light Industrial-1 (LI-1) to Planned Development-Light Industrial-1 (PD-LI-1) Zoning District must observe the following condition:

1. Engineering comments must be addressed.

Mr. Brett Hess, 327, Blue Ribbon Road, Waxahachie, representing Applicant, stated Atwood Farm and Ranch store will be located on this lot.

Commissioner Rick Keeler asked for clarification on the request from LI-1 to PD-LI-1. Planning Director Darren Groth stated the Applicant's intention was to go to PD-GR.

There being no others to speak for or against ZA 2016-22, Chairman Cooper closed the Public Hearing.

After further discussion, Commissioner Bonney Ramsey moved to approve a request by Scott Pendery for a Zoning Amendment and Site Plan Review from Light Industrial-1 (LI-1) to Planned Development-Light Industrial-1 (PD-LI-1), being Lot 2, Block D, 10.723 acres of land in the North Grove Business Park, Phase 3-Owner: SAP Properties, LLC (ZA 2016-22), subject to Staff Comments and amending the Site Plan Review from Light Industrial -1 (LI-1) to Planned Development-General Retail (PD-GR). Commissioner Melissa Ballard seconded.

The vote was as follows:

Ayes: Jim Cooper
Bonney Ramsey
Melissa Ballard
Jim Phillips

Noes: Betty Jefferson
Rick Keeler

The motion carried.

Chairman Cooper opened the Public Hearing on a request by Scott Pendery for a Zoning Amendment from Light Industrial-1 (LI-1) to Commercial (C), being Lot 1, Blocks D and E, 14.950 acres of land in the North Grove Business Park, Phase 3-Owner: SAP Properties, LLC (ZA 2016-23).

Planner Nathan Warren reviewed the following Staff Report:

DEVELOPMENT SUMMARY

1. The request is for a Zoning Amendment from Light Industrial-1 (LI-1) to Commercial (C) Zoning District.
2. Proper notifications were made in accordance with state law and the City's zoning ordinance.

REVIEW COMMENTS

Staff has no additional comments.

APPLICANT REQUIREMENTS

Staff has no additional requirements for this request.

Mr. Brett Hess, 327, Blue Ribbon Road, Waxahachie, representing Applicant, stated commercial is better served for this area.

There being no others to speak for or against ZA 2016-23, Chairman Cooper closed the Public Hearing.

After further discussion, Commissioner Jim Phillips moved to approve a request by Scott Pendery for a Zoning Amendment from Light Industrial-1 (LI-1) to Commercial (C), being Lot 1, Blocks D and E, 14.950 acres of land in the North Grove Business Park, Phase 3-Owner: SAP Properties, LLC (ZA 2016-23), subject to Staff Comments. Vice Chairman Betty Jefferson seconded, **All Ayes.**

Chairman Cooper opened the Public Hearing on a request by Ron Barson, for a Zoning Amendment from Planned Development-85-General Retail (PD-85-GR) to Commercial (C), located on 33.802 acres on North Highway 77, being Lot 2, Blocs C and E, Lot 3, Block C, Lot 5, Block C, and Lot 4, Block C, North Grove Business Park, Phase 4–Owner: Ledbetter Real Estate LTD (ZA 2016-24).

Planner Nathan Warren reviewed the following Staff Report:

DEVELOPMENT SUMMARY

1. The request is for a Zoning Amendment from Planned Development-85-General Retail (PD-85- GR) to Commercial (C) Zoning District.
2. Proper notifications were made in accordance with state law and the City's zoning ordinance.

REVIEW COMMENTS

See attached redlines from Engineering.

APPLICANT REQUIREMENTS

Consideration of the request for a Zoning Amendment from Planned Development-85-General Retail (PD-85-GR) to Commercial (C) Zoning District must observe the following condition:

1. Engineering comments must be addressed.

Mr. Brett Hess, 327, Blue Ribbon Road, Waxahachie, representing Applicant, stated this will allow consistency between the 2 properties by going commercial.

There being no others to speak for or against ZA 2016-24, Chairman Cooper closed the Public Hearing.

After further discussion, Commissioner Ballard moved to approve a request by Ron Barson, for a Zoning Amendment from Planned Development-85-General Retail (PD-85-GR) to Commercial (C), located on 33.802 acres on North Highway 77, being Lot 2, Blocs C and E, Lot 3, Block C, Lot 5, Block C, and Lot 4, Block C, North Grove Business Park, Phase 4—Owner: Ledbetter Real Estate LTD (ZA 2016-24), subject to Staff Comments. Commissioner Bonney Ramsey seconded, **All Ayes.**

Chairman Cooper opened the Public Hearings on the following:

Public Hearing on a request by Waxahachie I.S.D., for a Specific Use Permit within a Multi-Family-1 (MF-1) Zoning District for portable temporary buildings, located at 1001 Butcher Road, being Lot A, Block A, Quail Creek Village, 13.8 acres—Owner: Waxahachie I.S.D. (ZA 2016-25).

Public Hearing on a request by Waxahachie I.S.D., for a Specific Use Permit within a General Retail (GR) Zoning District for portable temporary buildings, located at 2401 Brown Street, being 35 acres in the R. Russell Survey, Abstract No. 911—Owner: Waxahachie I.S.D. (ZA 2016-26).

Public Hearing on a request by Waxahachie I.S.D., for a Specific Use Permit within a Planned Development-105-General Retail (PD-105-GR) Zoning District for portable temporary buildings, located at 275 Indian Drive, being Lot 1, Block 1, Ninth Grade Center, 28.13 acres – Owner: Waxahachie I.S.D. (ZA 2016-27).

Public Hearing on a request by Waxahachie I.S.D., for a Specific Use Permit within a Planned Development-105-General Retail (PD-105-GR) Zoning District for portable temporary buildings, located at 1000 Hwy. 77 North, being 12.9 acres in the J. Gooch Survey, High School Addition – Owner: Waxahachie I.S.D. (ZA 2016-28).

Ms. Gloria Sullivan, 132 Mustang, Waxahachie, expressed concern to the location of the portable temporary buildings located at the 9th Grade Academy. She asked how many buildings and how close to the residential fence will they be located.

Mr. Clyde Melick, WISD Assistant Superintendent of Facilities, stated there will be one portable temporary building located at the 9th Grade Academy being a 2 classroom building. It will be located behind the Appleton Ag Center due to utilities. It will be hidden from the view of Indian Drive and Brown Street. Mr. Melick stated they hope to have all temporary buildings removed in 2 years noting that is when the new high school will be complete. He stated there will be a total of 14 temporary portable buildings.

There being no others to speak for or against ZA 2016-25; ZA 2016-26; ZA 2016-27; and ZA 2016-28, Chairman Cooper closed the Public Hearings.

Commissioner Bonney Ramsey moved to approve a request by Waxahachie I.S.D., for a Specific Use Permit within a Multi-Family-1 (MF-1) Zoning District for portable temporary buildings, located at 1001 Butcher Road, being Lot A, Block A, Quail Creek Village, 13.8 acres—Owner: Waxahachie I.S.D. (ZA 2016-25). Vice Chairman Betty Jefferson seconded, **All Ayes.**

Vice Chairman Betty Jefferson moved to approve a request by Waxahachie I.S.D., for a Specific Use Permit within a General Retail (GR) Zoning District for portable temporary buildings, located at 2401 Brown Street, being 35 acres in the R. Russell Survey, Abstract No. 911—Owner: Waxahachie I.S.D. (ZA 2016-26). Commissioner Melissa Ballard seconded, **All Ayes.**

Vice Chairman Betty Jefferson moved to approve a request by Waxahachie I.S.D., for a Specific Use Permit within a Planned Development-105-General Retail (PD-105-GR) Zoning District for portable temporary buildings, located at 275 Indian Drive, being Lot 1, Block 1, Ninth Grade Center, 28.13 acres – Owner: Waxahachie I.S.D. (ZA 2016-27). Commissioner Melissa Ballard seconded, **All Ayes.**

Commissioner Bonney Ramsey moved to approve a request by Waxahachie I.S.D., for a Specific Use Permit within a Planned Development-105-General Retail (PD-105-GR) Zoning District for portable temporary buildings, located at 1000 Hwy. 77 North, being 12.9 acres in the J. Gooch Survey, High School Addition – Owner: Waxahachie I.S.D. (ZA 2016-28). Commissioner Melissa Ballard seconded, **All Ayes.**

Planner Nathan Warren presented Preliminary Plat of Blue Bonnet Trail being 57.647 acres situated in the B.B. Davis Survey, Abstract Number 290 and W.C. Calder Survey, Abstract No. 235—Owner: Blue Bonnet Trails, LLC (PLM 2016-21). He presented the following Staff Report:

DEVELOPMENT SUMMARY

1. The request is to preliminary plat two parcels (ID# 182266 and 182267) in order to create 269 Lots over 11 blocks.

2. Parcel ID# 182266 is approximately 29.662 acres and 182267 is approximately 27.725 acres.
3. Texas Local Government Code (LCG), Section 212.005 requires that the municipal authority responsible for approving plats must approve a plat or replat that satisfies all applicable regulations.
4. If the staff comments are addressed, then the technical requirements of this plat will be met and the proposal will comply with the requirements of the City of Waxahachie's Code of Ordinances.

REVIEW COMMENTS

1. Either attribute or remove variable build lines (VARIABLE BL).
2. Provide Right of Way dimensions.
3. Remove phase line.

RECOMMENDATION

Staff recommends APPROVAL of the plat, per staff comments.

APPLICANT REQUIREMENTS

Submit ten (10) signed, corrected copies of the plat drawing to the Planning Department.

Commissioner Phillips referenced the engineering comments.

Mr. Brett Hess, 327, Blue Ribbon Road, Waxahachie, representing Applicant, reported there is 25 feet of slip streets. They didn't want homes backing up to the flood plan and that is why they made the homes in the area an alley can serve. There are a total 15 homes on the slip street being alley served satisfying to 25 foot. Mr. Hess referenced the offsite water noting construction plans were turned in yesterday. The water tower that sets by River Oaks addition will serve their development. A flood study is underway to determine what types of retention ponds are needed.

After further discussion, Commissioner Jim Phillips moved to approve Preliminary Plat of Blue Bonnet Trail being 57.647 acres situated in the B.B. Davis Survey, Abstract Number 290 and W.C. Calder Survey, Abstract No. 235—Owner: Blue Bonnet Trails, LLC (PLM 2016-21), subject to Staff Comments.

Citizens' Petitions and Requests:

None

There being no further business, the meeting adjourned at 7:47 p.m.

Respectfully submitted,

Lori Saunders, City Secretary