

Planning and Zoning Commission
October 25, 2016

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held on Tuesday, October 25, 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
Erik Barnard

Others Present: Darren Groth, Director of Planning
James Gaertner, City Engineer
Steve Chapman, City Attorney
Lori Saunders, City Secretary
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 Planning & Zoning Commission meeting of October 11 2016. Mr. Rick Keeler seconded, **All Ayes.**

Chairman Cooper opened the Public Hearing on a request by Alyssa Martel, Solar City, for a Specific Use Permit (SUP) for a Rooftop Solar Panel System within a Single Family-2 (SF2) zoning district, located at 700 McMurry, being 10 7 UNIVERSITY PARK PH II- Owner: MEEKS DELAINE (ZA2016-54).

Director of Planning Darren Groth provided the following Staff Comments:

- SUP for a Rooftop Solar Panel System
- City Ord. 2758 allows rooftop solar panel systems in residential zoning with an SUP
- Installation must leave no greater than 6 inches between rooftops and must match the roof pitch
- On 10/24/16, applicant provided revised drawings showing no panels along Tulane
- Staff recommends approval, per staff comments

There being no others to speak for or against ZA 2016-54, Chairman Cooper closed the Public Hearing.

Mr. Jim Phillips moved to approve a request by Alyssa Martel, Solar City, for a Specific Use Permit (SUP) for a Rooftop Solar Panel System within a Single Family-2 (SF2) zoning district, located at 700 McMurry, being 10 7 UNIVERSITY PARK PH II- Owner: MEEKS DELAINE (ZA2016-54), subject to Staff Comments. Ms. Melissa Ballard seconded, **All Ayes.**

Chairman Cooper opened the Public Hearing on a request by Kendall Wiley, Wiley's Jewelry, for a Specific Use Permit (SUP) for a Restaurant or Eating Place (Drive-in Service) within a General Retail (GR) zoning district, located at 2251 Brown Street, Suite 101, LOT E PT 1 BLK A WILEYS RETAIL 0.9917 AC- Owner: WILEY KENDALL L & MICHELLE L (ZA2016-55).

Mr. Groth presented the following Staff Comments:

- SUP for a Restaurant or Eating Place (Drive-in Service) within GR zoning
- Adds a drive-through service window to an existing building
- A minimum of 6 stacking spaces shall be provided from the location of the order window
- Staff recommends approval per staff comments

There being no others to speak for or against ZA 2016-55, Chairman Cooper closed the Public Hearing.

Mrs. Bonney Ramsey moved to approve a request by Kendall Wiley, Wiley's Jewelry, for a Specific Use Permit (SUP) for a Restaurant or Eating Place (Drive-in Service) within a General Retail (GR) zoning district, located at 2251 Brown Street, Suite 101, LOT E PT 1 BLK A WILEYS RETAIL 0.9917 AC- Owner: WILEY KENDALL L & MICHELLE L (ZA2016-55), subject to Staff Comments. Mr. Jim Phillips seconded, **All Ayes.**

Chairman Cooper opened the Public Hearing on a request by George Salvador, LCH Holdings, for a Zoning Amendment from a Single Family-2 (SF2) zoning district to Planned Development-Single Family-2 (PD-SF2), with Concept Plan, located at the SE corner of Hedgewood Drive and US Hwy 77, being a 41.715 acre addition in the H. Sange Survey, Abstract 1009 and in the J. Starrett Survey, Abstract 1024, a portion of Property ID 191121- Owner: ARBORS WG DEVELOPMENT, LLC (ZA2016-56).

Mr. Groth presented the following Staff Comments:

- Zoning change from SF2 to PD-SF2, with Concept Plan
- Request intended to match first phase, which was prior to the Z.O. revision in 12/2012
- Met with applicant 10/12/16 to review comments
- Applicant intended to address all comments
- Awaiting full resubmittal; however, the items below were discussed

Staff Comment	Applicant Response
<p>Clarify whether the areas labeled as parks on the Zoning Plat are intended to be City maintained or part of HOA ownership.</p>	<p>Parks will be owned and maintained by the HOA.</p>
<p>One of the proposed conditions indicates mailbox receptacles will utilize masonry construction to match the home. Check with the Post Office to determine whether they request a centralized mailbox.</p>	<p>PD Zoning Conditions updated to qualify requirement at the discretion and approval of the USPS.</p>

- Minimum Lot Size = 8,400 sf (SF2 = 12,000 sf)
 - Minimum Lot Width = 66' (SF2 = 90')
 - Minimum Lot Depth = 120' (SF2 = 120')
 - Minimum Front Yard Setback = 25' (SF2 = 30')
 - Minimum Side Yard Setback = 6' (SF2 = 15')
 - Minimum Rear Yard Setback = 20' (SF2 = 30')
1. Minimum D.U. Area = 1,800 sf (SF2 = 1,600 sf);
 2. Canopy Trees = 2 2-inch trees/D.U. (SF2 = one/D.U.);
 3. Minimum Roof Pitch = 8:12 (Z.O. requires 7:12);
 4. Masonry Construction = 85% (Z.O. requires 75%);
 5. Roof materials = 30-yr comp shingles (Z.O. requires 25-yr);
 6. Side-Entry or J-Swing garages min. 25% of lots;
 7. Metal fence posts will be used for all residential fencing;
 8. All wood fencing initially stained a uniform color; and
 9. At the discretion and approval of the USPS, mailboxes will utilize masonry construction to match the home.
- Staff recommends approval, per staff comments.

Vice Chairperson Betty Jefferson asked the total of proposed residential lots. Mr. Groth stated 127. Mr. Keeler asked how many lots are allowed under the current zoning ordinance. Mr. Groth stated approximately 100. Mrs. Bonney Ramsey asked the number of lots the applicant first proposed. Vice Chairman Betty Jefferson stated 120.

Those who spoke against ZA 2015-56:

Ms. Gretchen Holmquist, 100 Honeysuckle Lane, Waxahachie

Ms. Jennifer Griffith, 208 Hedgewood Drive, Waxahachie

Mr. Jade Andrews, 2230 Abela Drive, Waxahachie

Ms. Deirdre Turner, 113 Honeysuckle Lane, Waxahachie

Ms. Brittany Rodriguez, 206 Hedgewood Drive, Waxahachie

Mr. Jade Andrews recapped noting the first phase of the development required approximately 8,500 s/f lots and the minimum now is 12,000 s/f lots. The property for phase 2 was purchased after the minimum requirement of 12,000 s/f lots and the developer wants to go back and develop on 8,500 s/f lots. Chairman Cooper concurred.

After further discussion, Ms. Melissa Ballard moved to approve a request by George Salvador, LCH Holdings, for a Zoning Amendment from a Single Family-2 (SF2) zoning district to Planned Development-Single Family-2 (PD-SF2), with Concept Plan, located at the SE corner of Hedgewood Drive and US Hwy 77, being a 41.715 acre addition in the H. Sange Survey, Abstract 1009 and in the J. Starrett Survey, Abstract 1024, a portion of Property ID 191121-Owner: ARBORS WG DEVELOPMENT, LLC (ZA2016-56) being a conceptual plan, subject to Staff Comments. Mr. Rick Keeler seconded. The vote was as follows:

Ayes: Rick Keeler
Bonney Ramsey
Melissa Ballard
Erik Barnard

Noes: Jim Cooper
Betty Jefferson
Jim Phillips

The motion carried.

Mr. Groth presented Preliminary Plat of Lot 1, Block A, Ronny's Corner being a 0.6828 acre addition in the Thomas Selby Survey, Abstract No. 1002 being 1 commercial lot—Owner: CRUZ ERWIN A FAMILY LTD PARTNERSHIP (PLM 2016-32). He reviewed the following Staff Comments:

- Resubmitted documents on October 14, 2016 contained both a preliminary plat and minor plat document. The review addressed the preliminary plat, per the application.
- Once the preliminary plat is approved, a final plat is required. The final plat must be recorded prior to permitting.
- Site plan review and approval is also required for any nonresidential development. Since the development is no longer located within a Planned Development (PD) zoning district, the Site Plan is administratively approved.
- Landscaping, parking, building elevations, and all other site plan review items will be verified for compliance during the Site Plan process and were not reviewed with the preliminary plat.

After a brief discussion, Mr. Rick Keeler moved to approve Preliminary Plat of Lot 1, Block A, Ronny's Corner being a 0.6828 acre addition in the Thomas Selby Survey, Abstract No. 1002 being 1 commercial lot—Owner: CRUZ ERWIN A FAMILY LTD PARTNERSHIP (PLM 2016-32), subject to Staff Comments. Mrs. Bonney Ramsey seconded, **All Ayes.**

Mr. Groth presented Final Plat of Lot 1, Block A, Ronny's Corner being a 0.6828 acre addition in the Thomas Selby Survey, Abstract No. 1002 being 1 commercial lot—Owner: CRUZ ERWIN A FAMILY LTD PARTNERSHIP (FP 2016-49). He reported this is a companion of PLM 2016-32 to preliminary plat this property and explained Final Plat must conform to Preliminary Plat.

Mrs. Bonney Ramsey moved to approve presented Final Plat of Lot 1, Block A, Ronny's Corner being a 0.6828 acre addition in the Thomas Selby Survey, Abstract No. 1002 being 1 commercial lot—Owner: CRUZ ERWIN A FAMILY LTD PARTNERSHIP (FP 2016-49), subject to Staff Comments. Vice Chairman Betty Jefferson seconded, **All Ayes.**

Citizens' Petitions and Requests:

None

There being no further business, the meeting adjourned at 8:00 p.m.

Respectfully submitted,

Lori Saunders,
City Secretary