

Planning and Zoning Commission
November 15, 2016

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held on Tuesday, November 15, 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
Jim Phillips

Members Absent: Betty Jefferson, Vice Chairman
Erik Barnard

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

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

Ms. Bonney Ramsey moved approval of the minutes of the Planning & Zoning Commission meeting of October 25, 2016. Ms. Melissa Ballard seconded, **All Ayes.**

Chairman Cooper opened the Public Hearing on a request by Brad Yates for a Zoning Amendment from a Single Family-1 (SF1) zoning district to Planned Development-Single Family-1 (PD-SF1), with Concept Plan, located at 626 Kaufman, being LOT ALL BLK 190 & 191 TOWN 0.888 AC- Owner: LOREN GRAY INVESTMENTS, LLC (ZA2016-57).

Director of Planning Darren Groth provided the following Staff Comments:

- PD Concept Plan for colonial or craftsman style homes to complement the other structures nearby for residential living
- Concept Plan shows schematic layout for the development of the land
- PD is intended to conform with the standards from City Ord. No. 2596, which is commonly known as the Infill Overlay zoning ordinance
- Staff recommends approval

There being no others to speak for or against ZA 2016-57, Chairman Cooper closed the Public Hearing.

Mr. Jim Phillips moved to approve a request by Brad Yates for a Zoning Amendment from a Single Family-1 (SF1) zoning district to Planned Development-Single Family-1 (PD-SF1), with Concept Plan, located at 626 Kaufman, being LOT ALL BLK 190 & 191 TOWN 0.888 AC- Owner: LOREN GRAY INVESTMENTS, LLC (ZA2016-57), subject to staff comments.
Mr. Rick Keeler seconded, **All Ayes.**

Chairman Cooper opened the Public Hearing on a request by Brad Yates for a Replat located at 626 Kaufman, being LOT ALL BLK 190 & 191 TOWN 0.888 AC- Owner: LOREN GRAY INVESTMENTS, LLC (RP 2016-42).

Mr. Groth noted the replat adjusts the lot lines and is the companion case to allow lot sizing. If approved, in order to file the plat, the Planning Department requests to review the final drawing and to receive 5 signed hard-copy plats within 30 days

Mr. Jim Phillips inquired about the effect on the utilities with the lot lines being changed. City Engineer James Gaertner noted the utility department will need to be contacted to add new water and sewer lines for the property.

There being no others to speak for or against RP 2016-42, Chairman Cooper closed the Public Hearing.

Ms. Bonney Ramsey moved to approve a request by Brad Yates for a Replat located at 626 Kaufman, being LOT ALL BLK 190 & 191 TOWN 0.888 AC- Owner: LOREN GRAY INVESTMENTS, LLC (RP 2016-42), subject to staff comments. Ms. Melissa Ballard seconded, **All Ayes.**

Chairman Cooper opened the Public Hearing on a request by Will Winkelmann, Winkelmann & Associates, Inc., for a Site Plan Review for a Medical Facility within the Planned Development-1-Commercial (PD-1-C) zoning district, located between 1150 W Highway 287 and 1090 W Highway 287 on a portion of Property ID 245307- Owner: WAXAHACHIE CROSSING II LLC (ZA2016-58).

Mr. Groth provided the following Staff Comments:

- Application is for a PD Detailed Site Plan
- Per Zoning Ordinance Section 31.4, approval of a Detailed Site Plan shall be the basis for issuance of a building permit, but does not relieve the applicant of the responsibility to submit plans to the building official for a building permit
- Staff recommends approval

Mr. Rick Keeler inquired about the storm water drainage. City Engineer Gaertner noted there is a culvert that goes north and will connect with a channel past the detention pond. He explained there will only be grass with the concrete channel.

There being no others to speak for or against ZA 2016-58, Chairman Cooper closed the Public Hearing.

Mr. Rick Keeler moved to approve a request by Will Winkelmann, Winkelmann & Associates, Inc., for a Site Plan Review for a Medical Facility within the Planned Development-1-Commercial (PD-1-C) zoning district, located between 1150 W Highway 287 and 1090 W Highway 287 on a portion of Property ID 245307- Owner: WAXAHACHIE CROSSING II LLC (ZA2016-58), subject to all staff comments and requirements. Ms. Melissa Ballard seconded, the vote was as follows:

Ayes: Jim Cooper
Rick Keeler
Melissa Ballard
Jim Phillips

Noes: Bonney Ramsey

The motion carried.

Chairman Cooper opened the Public Hearing on a request by Jason Emmett, Cedar Creek Engineering, for a Zoning Amendment from a Commercial (C) zoning district to Planned Development-Commercial (PD-C), with Detailed Site Plan, located at the NW corner of US 287 Bypass Service Road and Patrick Road, Property ID 198727- Owner: TEXAS WAXAHACHIE CROSSROADS REALTY LLC (ZA2016-59).

Mr. Groth provided the following Staff Comments:

- Comments were sent to the applicant on October 21, 2016.
- On October 26, 2016, staff met with the applicant to review the comments.
- Applicant indicated they will address all comments collectively and if approved, provide updated plans for the ordinance.
- This PD is to facilitate development of a Nissan Dealership in a manner that allows for a new building and open display of new and used vehicles.
- The building setbacks will be no less than 30' on the front (south and eastern) property lines, and no less than 10' on the rear (north) property line.

- Modifications to the Landscape Ordinance include allowance of 50' tree spacing on frontage.
- C requires 30' spacing
- In addition, the on-site transformer screen will be landscaping rather than the typical requirement of a structural enclosure.

Building Materials

Exterior building materials shall consist of:

- Masonry (gray split-face CMU)
- Aluminum Curtain Wall
- Aluminum Composite Material (ACM)
- Exterior Insulating Finish System (EIFS)

Signage

Building and Site Signage shall consist of internally lit aluminum cabinets with translucent polycarbonate faces.

- Refer to Exterior Elevations for locations of all Building Signage.
- Refer to Site Plan for location of Site Monument Sign.
- Refer to Signage drawing for building dimensions/colors and site signage.

Mr. Groth noted the request is for a Nissan dealership and includes a detailed site plan with the sign package. All comments have been sent to the applicant and they are willing to comply with all comments. After P&Z and City Council comments are received, the applicant will provide updated site plans. Staff recommended approval.

Mr. Keeler asked if the building design is a unique design or that of Nissan Corporate and if the tree spacing is negotiable.

Mr. Gaine Robertson, Nissan Representative, noted the design is a Nissan Corporate design. He explained the 50' tree spacing is needed to eliminate debris on vehicles and allow visibility.

Mr. Keeler inquired about the sign package requested and Mr. Groth noted a monument sign is requested and the applicant has agreed to meet all city standards and requirements.

There being no others to speak for or against ZA 2016-59, Chairman Cooper closed the Public Hearing.

Mr. Jim Phillips moved to approve a request by Jason Emmett, Cedar Creek Engineering, for a Zoning Amendment from a Commercial (C) zoning district to Planned Development-Commercial (PD-C), with Detailed Site Plan, located at the NW corner of US 287 Bypass Service Road and Patrick Road, Property ID 198727- Owner: TEXAS WAXAHACHIE CROSSROADS REALTY LLC (ZA2016-59), subject to staff comments. Ms. Bonney Ramsey seconded, **All Ayes.**

Mr. Groth presented Preliminary Plat of North Grove Phase 3-7, and 12, being Block 12- Block 50, being a 211.074 acres situated in the J.B. and Ann Adams Survey, Abstract No. 5, Henri Levi Survey, Abstract No. 629, Henry Sange Survey, Abstract No. 1009, and the R. Russell Survey, Abstract No. 911 being 656 residential lots and 24 open spaces –Owner: JHDMC, LLC; JHH PROPERTY ACQUISITION SERVICES, LLC; MORITZ INTEREST, LTD.; MARGARET H. LUMPKINS; JHH NORTH GROVE DEVELOPMENT, LLC (PLM 2016-41). Mr. Groth explained the preliminary plat matches the subdivision ordinance and the zoning recently approved.

Mr. Groth provided the following Staff Comments:

- Preliminary Plat request will create 647 residential lots and 20 open space lots
- Per Subdivision Ord. Section 4.4.c, 12.94 acres of park land dedication are required
- The North Grove Concept Plan identifies multiple parks scattered throughout the PD
- This request complies with the Subdivision Ord. and the PD Concept Plan
- Staff recommends approval

Mr. Jim Phillips moved to approve the Preliminary Plat of North Grove Phase 3-7, and 12, being Block 12- Block 50, being a 211.074 acres situated in the J.B. and Ann Adams Survey, Abstract No. 5, Henri Levi Survey, Abstract No. 629, Henry Sange Survey, Abstract No. 1009, and the R. Russell Survey, Abstract No. 911 being 656 residential lots and 24 open spaces – Owner: JHDMC, LLC; JHH PROPERTY ACQUISITION SERVICES, LLC; MORITZ INTEREST, LTD.; MARGARET H. LUMPKINS; JHH NORTH GROVE DEVELOPMENT, LLC (PLM 2016-41), subject to staff comments. Ms. Melissa Ballard seconded, **All Ayes.**

Mr. Groth presented the Landscape Plan for North Grove Phase 3-7, and 12, being Block 12-Block 50, being a 211.074 acres situated in the J.B. and Ann Adams Survey, Abstract No. 5, Henri Levi Survey, Abstract No. 629, Henry Sange Survey, Abstract No. 1009, and the R. Russell Survey, Abstract No. 911 being 656 residential lots and 24 open spaces –Owner: JHDMC, LLC; JHH PROPERTY ACQUISITION SERVICES, LLC; MORITZ INTEREST, LTD.; MARGARET H. LUMPKINS; JHH NORTH GROVE DEVELOPMENT, LLC (PLM 2016-41).

Mr. Groth stated columns will be reviewed for visibility and locations may be slightly altered. Final cross sections of roadway and other right-of-way details to be finalized at construction plan stage. Staff recommended approval.

Ms. Melissa Ballard moved to approve the Landscape Plan for North Grove Phase 3-7, and 12, being Block 12- Block 50, being a 211.074 acres situated in the J.B. and Ann Adams Survey, Abstract No. 5, Henri Levi Survey, Abstract No. 629, Henry Sange Survey, Abstract No. 1009, and the R. Russell Survey, Abstract No. 911 being 656 residential lots and 24 open spaces – Owner: JHDMC, LLC; JHH PROPERTY ACQUISITION SERVICES, LLC; MORITZ INTEREST, LTD.; MARGARET H. LUMPKINS; JHH NORTH GROVE DEVELOPMENT, LLC (PLM 2016-41), subject to staff comments. Ms. Bonney Ramsey seconded, **All Ayes.**

Mr. Groth presented the Final Plat of Lots 1R-A and 1R-B, Block A, Wiley’s Retail being a 1.8221 acre Replat of Lot 1, Block A, of Wiley’s Retail being two commercial lots-Owner: WILEY KENDALL L & MICHELLE L AND NEIGHBORHOOD CREDIT UNION (RP2016-47). He noted the request creates two retail lots at the corner of FM 813 and Dean Box Drive. Mr. Groth reported the applicant received staff comments and addressed them with revised plans. Staff recommends approval.

Mr. Jim Phillips moved to approve Final Plat of Lots 1R-A and 1R-B, Block A, Wiley’s Retail being a 1.8221 acre Replat of Lot 1, Block A, of Wiley’s Retail being two commercial lots-Owner: WILEY KENDALL L & MICHELLE L AND NEIGHBORHOOD CREDIT UNION (RP2016-47). Ms. Bonney Ramsey seconded, **All Ayes.**

Mr. Groth presented the Replat of Lot 9AR and 8CR, Block 2, Hugh McDaniel Subdivision being a Replat of Lots 9A and 8C, Block 2, Hugh McDaniel Subdivision in the Extra Territorial Jurisdiction (ETJ) -Owner: ASHLEY ALVAREZ, BRADLEY GILL, AND STEPHEN WINKLES (RP 2016-48). He noted the request will change the common boundary line between the two lots. Staff recommended approval.

Mr. Rick Keeler moved to approve the Replat of Lot 9AR and 8CR, Block 2, Hugh McDaniel Subdivision being a Replat of Lots 9A and 8C, Block 2, Hugh McDaniel Subdivision in the Extra Territorial Jurisdiction (ETJ) -Owner: ASHLEY ALVAREZ, BRADLEY GILL, AND STEPHEN WINKLES (RP 2016-48), subject to all staff comments and requirements. Mr. Jim Phillips seconded, **All Ayes.**

Discussion was held on changing the meeting day and time of the Planning & Zoning Commission. Chairman Cooper noted the entire commission was in agreement on restoring the meeting time to 4:30 p.m. Planning Director Groth noted the December meeting date is scheduled; therefore, the new meeting time will need to be in effect on January 1, 2017.

After a brief discussion, Mr. Rick Keeler moved to change the Planning and Zoning Commission meetings to the second and fourth Tuesdays of the month at 4:30 p.m. beginning January 1, 2017. Ms. Bonney Ramsey seconded, All Ayes.

Citizens' Petitions and Requests:

None

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

Respectfully submitted,

Amber Villarreal
Assistant City Secretary