

Planning and Zoning Commission
April 25, 2017

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held on Tuesday, April 25, 2017 at 7:00 p.m. in the Council Chamber at 401 S. Rogers, Waxahachie, Texas.

- Members Present: Jim Cooper, Chairman
Rick Keeler
Bonney Ramsey
Jim Phillips
Erik Barnard
- Member Absent: Betty Jefferson, Vice Chairman
Melissa Ballard
- Others Present: Darren Groth, Director of Planning
James Gaertner, City Engineer
Steve Chapman, City Attorney
Lori Saunders, City Secretary
Kelly Dent, Planner
- Others Absent: David Hill, Council Representative

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

CONSENT AGENDA:

- a. Minutes of the regular P&Z meeting of April 11, 2017
- b. Final Plat of Sandstone Ranch Phase II for 74 lots and 1 common area, being 37.611 acres out of the Robert Russell Survey, Abstract Number 911 – Owner: SANDSTONE WAXAHACHIE DEVELOPMENT LLC (FP-17-0041)
- c. Preliminary Plat of Payton’s Place, being 4.891 acres in the Evan R. Balch Survey, Abstract Number 89 – Owner: 180 CENTER INC. (PP-17-0043)
- d. Final Plat of Payton’s Place, being 4.891 acres in the Evan R. Balch Survey, Abstract Number 89 – Owner: 180 CENTER INC. (FP-17-0044)

Mrs. Bonney Ramsey moved to approve items a. through d. on the Consent Agenda. Mr. Rick Keeler seconded, **All Ayes.**

Chairman Cooper continued the Public Hearing on a request by Clyde Hargrove, Hargrove Real Estate, for a Zoning Change from Planned Development-73-Single Family-1 (PD-73-SF1) and Planned Development-73-Single Family-2 (PD-73-SF2) zoning districts to a Freestanding Planned Development (PD), with Concept Plan for single-family development located East of existing Buffalo Ridge Addition, being Property ID 264869 – Owner: WP LEGACY LTD. (PD-17-0028).

Ms. Kelly Dent, Planner, stated the applicant is seeking to build out the remainder of the Buffalo Ridge development being approximately 142.417 acres amending Ordinance from 2004 pertaining to the zoning to subject development as follows:

- a. Update Tract 1 (PD-73-SF-2) and Tract 2 (PD-73-SF-1) limits to match the new alignment of Garden Valley Parkway;
- b. Update Tract 1 (PD-73-SF-2) and Tract 2 (PD-73-SF-1) development standards;
- c. Create a Garden Home District (PD-73-SF-3) and establish Tract 3 limits for this new use;
- d. Update the Concept Plan to reflect previous development limits and the new Garden Valley Parkway realignment; and
- e. Provide a more efficient lot layout by re-routing the alignment of Garden Valley Parkway and eliminating unneeded proposed open space and detention areas shown on the previous Concept Plan layout.

The total amended lot count within undeveloped unplatted remainder (thereby excluding existing platted lots) will not exceed 490, with the following expected distribution:

- a. Minimum number of PD-73-SF-1 lots: 129
- b. Maximum number of PD-73-SF-2 lots: 181
- c. Maximum number of PF-73-SF-3 lots: 180

The open space for the Amendment is depicted on the Concept Plan exhibit and shall consist of an amenity center and private open space. Both open space areas shall be owned and maintained by the Home Owners' Association. No public park areas will be dedicated.

Proposed minimum dwelling for the PD-73-SF-1 is 1,800 square feet; PD-72-SF-2 is 1,450 square feet and PD-73-SF-3 is 1,200 square feet.

Requirements in all districts:

1. Masonry requirements 75% up to roof eaves, no more than 25% of masonry can be cementitious fiber board or similar materials.
2. Residences shall have matching brick or stone mailboxes or as required by the U.S. Post Office.
3. Each residential lot shall have a min. of two (2) three-inch (3") caliper trees in the front yard.
4. All garages shall be attached two-car garages.
5. Each residence shall have a minimum 8/12 primary roof pitch; all secondary roofs shall have a minimum 6/12 pitch.
6. Each residence shall have a minimum of four (4) of the following elements:
 - a. Divided light windows;
 - b. Decorative garage door hardware;
 - c. Garage door detailing (bead board stamped panels);
 - d. Decorative front doors;
 - e. Transom windows;
 - f. Decorative brick banding;
 - g. Brick soldiers at plate line;
 - h. Decorative brick accents at gables;
 - i. Circle top or eyebrow windows; or
 - j. Decorative roof elements (dormers or push back gables).

Mr. Clyde Hargrove, Developer, 101 Valley Ridge Drive, Red Oak, Texas, presented a rendering of the site noting the minimum square feet in SF-1 is 2,000 square feet; SF-2 is 1,400 square feet and SF-3 remains at 1,200 square feet.

Ms. Brenda Mavriques, JWG Partners, 120 Indian Hills, Waxahachie, expressed concern with utilities and streets. Staff responded development cannot begin until the infrastructure is approved.

There being no others to speak for or against PD-17-0028, Chairman Cooper closed the Public Hearing.

After further discussion, Mr. Rick Keeler moved to approve a request by Clyde Hargrove, Hargrove Real Estate, for a Zoning Change from Planned Development-73-Single Family-1 (PD-73-SF1) and Planned Development-73-Single Family-2 (PD-73-SF2) zoning districts to a Freestanding Planned Development (PD), with Concept Plan for single-family development located East of existing Buffalo Ridge Addition, being Property ID 264869 – Owner: WP LEGACY LTD. (PD-17-0028), as presented, subject to modification of minimum dwelling sizes for SF-1 to 2,000 square feet; SF-2 to 1,400 square feet, and SF-3 remaining 1,200 square feet. Mr. Jim Phillips seconded, **All Ayes.**

Ms. Dent presented Preliminary Plat of Buffalo Ridge for 488 residential lots and 12 open space lots, being a 146.793-acre tract of land situated in the W.C. Calder Survey, Abstract No. 235 and the W.T. Survey, Abstract No. 303 – Owner: WP LEGACY LTD (PP-17-0028). She reported the applicant will pay cash in lieu of park dedication. Payment of \$195,200 is required prior to filings at Ellis County.

Mrs. Bonney Ramsey moved to approve Preliminary Plat of Buffalo Ridge for 488 residential lots and 12 open space lots, being a 146.793-acre tract of land situated in the W.C. Calder Survey, Abstract No. 235 and the W.T. Survey, Abstract No. 303 – Owner: WP LEGACY LTD (PP-17-0028),, subject to Staff Comments. Mr. Erik Barnard seconded, **All Ayes.**

Citizens' Petitions and Requests:

None

There being no further business, the meeting adjourned at 7:28 p.m.

Respectfully submitted,

Lori Saunders
City Secretary