

The Planning & Zoning Commission held a regular meeting on Wednesday, October 24, 2007, at 4:30 p.m. in the Council Chamber at City Hall, 401 South Rogers, Waxahachie, Texas.

Members Present: James Ranton, Chairman
Renda Hickerson
Rick Keeler
Jim Cooper
Bill Pitts
Bonney Ramsey

Members Absent: Betty Jefferson, Vice Chairman

Others Present: Mayor Joe Jenkins
Paul Stevens, City Manager
Michael Scott, Assistant City Manager
Clyde Melick, Director of Planning
Sanford Smith, Building Director
Jim Chapman, Assistant City Attorney
Steve Chapman, City Attorney
Lori Saunders, City Secretary

Mr. James Ranton called the meeting to order and Mr. Bill Pitts gave the invocation.

Mrs. Renda Hickerson moved approval of the minutes of the regular Planning & Zoning Commission meeting of October 10, 2007. Mrs. Bonney Ramsey seconded, **All Ayes.**

Mr. James Ranton opened the Public Hearing on Zoning Amendment Request No. 2007-37: Request by Gus Coppock, for a Site Plan approval within Planned Development-8-General Retail (PD-8-GR) Zoning District for a hotel to be located at High School Drive and U.S. Hwy. 287, being 2.00 acres in Lot 2, of the Villages of Waxahachie – Owner: Mrs. HA Sook Yang

Mr. Gus Coppock, 3919 Hockaday Drive, Dallas, TX, Architect of the La Quinta Hotel, gave a brief presentation describing the hotel explaining it will be a three story Spanish Colonial style with a metal roof and stucco siding. The interior will also reflect a Spanish Colonial style with granite baths and granite tables in the lobby area. There is no on-site restaurant; however, the Hotel will serve a continental breakfast. Mr. Coppock noted the hotel will serve more of the corporate travelers than individuals and families because of the rates.

Mr. Rick Keeler asked for clarification on the sidewalks near the street and Planning Director Clyde Melick explained the City will work with the Architect on the sidewalk path to stay in compliance with City requirements.

There being no other to speak for or against the zoning request Mr. James Ranton declared the Public Hearing closed.

Mr. Melick noted if the following Staff comments are corrected he will recommend approval:

1. Time of concentration calculation for pre-development conditions must be provided
2. All of the large trees are Live Oak. They should be diversified with other large trees from the City of Waxahachie Plant List
3. Minimum 10' landscape buffer must be provided along Stadium Drive
4. Scale is incorrect, unable to correctly identify distances

Mrs. Renda Hickerson recommended approval of Site Plan within Planned Development-8-General Retail (PD-8-GR) Zoning District for a hotel to be located at High School Drive and U.S. Hwy. 287, being 2.00 acres (ZA2007-376) subject to Staff comments. Mr. Rick Keeler seconded, All Ayes.

Planning Director Clyde Melick noted A&J's Texas Home Center approached the City with a desire for a "New and Unlisted Use" of selling used manufactured homes. Mr. Melick explained the current Zoning Ordinance doesn't allow the sell of used manufactured homes.

Chairman James Ranton explained the sale of used manufactured homes was taken out of the Zoning Ordinance and asked the Commission if they would like to amend the Ordinance.

Mr. Rick Keeler noted there must have been a reason to specifically leave the sale of used manufactured homes out of the Zoning Ordinance and didn't want to amend the ordinance. Mr. Jim Cooper and Mrs. Bonney Ramsey concurred.

Mr. Scott Anderson, Attorney for A&J's Texas Home Center, requested a Specific Use Permit (SUP) for the refurbishing of the used manufactured homes and noted with an SUP the City will have control to set the guidelines. He felt his client can work well with the City.

Building Director Sanford Smith explained with a Zoning Ordinance amendment the City would have to be prepared for any type of used trailer (i.e., camper trailer, HUD home, etc.) and asked what would dictate the category and felt this was the reason the sale of used manufactured homes was taken out of the Zoning Ordinance. He noted the current Zoning Ordinance will make the corridor coming into the City more appealing.

Mr. Jim Cooper recommended to deny the request to amend the Zoning Ordinance to add a "New and Unlisted Use" of selling used manufactured homes. Mrs. Bonney Ramsey seconded, All Ayes.

Planning Director Clyde Melick noted a business owner has approached the City with a desire for a "New and Unlisted Use" of a "Winery" to the Use Chart. He explained the business owner will be approved by the Texas Alcoholic Beverage Commission and noted this is for the Central Zoning area only and recommended amending the Ordinance to include a Specific Use Permit.

Mr. Jim Cooper recommended approval to amend the Zoning Ordinance to include "Winery" as a new use which is allowed, only upon obtaining a Specific Use Permit, in the Central Area District. Mr. Rick Keeler seconded, All Ayes.

There being no further business, the meeting adjourned at 5:10 p.m.

Respectfully Submitted,

Lori Saunders
City Secretary