

Planning and Zoning Commission
January 27, 2010

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held on Wednesday, January 27, 2010 at 4:30 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
Mary Lou Shipley
Anthony Mottla
Melissa Ballard

Others Present: Clyde Melick, Director of Planning
Steve Chapman, City Attorney
Amber Villarreal, Assistant City Secretary
N.B. "Buck" Jordan, Council Representative

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

Mrs. Bonney Ramsey moved approval of the minutes of the regular Planning & Zoning Commission meeting of January 13, 2010. Ms. Melissa Ballard seconded,

The vote was as follows:

Jim Cooper	Yes
Betty Jefferson	Yes
Rick Keeler	Yes
Bonney Ramsey	Yes
Mary Lou Shipley	Yes
Anthony Mottla	Absent
Melissa Ballard	Yes

The motion carried.

Chairman Jim Cooper opened the Public Hearing on Zoning Amendment Request No. 2009-39: Request by Wellshire Financial dba Lone Star, for a Site Plan approval within a Planned Development-20-General Retail (PD-20-GR) Zoning District for a financial office to be located at 401 N. U.S. Hwy. 77, being 6.768 acres, WM Baskins Survey, Abstract No. A-148 and J. Johnson Survey, Abstract No. A-559-Owner: Windward Partners X, LLP.

Patrick Christensen, 112 E. Pecan Ste. 1360, San Antonio, TX, requested Site Plan approval on behalf of the applicant. He noted the roof color on the sketch was not accurate and provided an example of the metal roof with the proposed color.

Mrs. Bonney Ramsey asked if the color presented was in compliance with our zoning ordinance. Planning Director Clyde Melick noted this color is on the borderline with the development regulations.

Mr. Christensen asked the commission to support a standard shingle roof if they are not in agreement on the red metal roof color.

Mrs. Ramsey noted the Site Plan does not have the correct business name on it and it must be corrected. Mr. Melick noted a corrected Site Plan and Landscape Plan must be submitted. Mr. Rick Keeler clarified the roof color is the only item on the Site Plan that is not in compliance and Mr. Melick agreed.

There being no others to speak for or against Zoning Amendment Request No. 2009-39, Chairman Cooper closed the Public Hearing.

Planning Director Clyde Melick presented the following Staff Comments and noted they are based on the initial sketches submitted:

- 1) Applicant requests approval of a site plan for LoanStar Title Loans
- 2) This is an existing building with a change of use from former restaurant use
- 3) Roof material may be flat pan standing seam metal roofing only with factory baked on muted color finish, no bright colors or natural color metal roofing allowed
- 4) Within 30 days of approval by City Council, applicant to provide City Building and Development Department with five complete corrected copies of Site Plan

Chairman Cooper asked if there is a color chart relating to colors allowed for metal roofs and Mr. Melick noted there is not. Ms. Jefferson noted if a muted color is required then there should be a definition or example specifically stating what a muted color is. Mrs. Ramsey asked what staff recommends based on the new metal roof color submitted and Mr. Melick stated he is not sure that the color presented is a muted color and would comply with the city's development regulations.

Ms. Melissa Ballard referred to the awning that goes around the existing shopping center and asked how that color compares to the proposed roof color. Mr. Jarl Cartwright, 629 Mirkes Pkwy., Desoto, TX, noted the roof color has more of a redness to it than the existing awning around the shopping center.

Mr. James Watson, 4610 Mint Way, Dallas, TX, representing the sign company, noted the bracing that holds the sign will be painted to match the roof.

Ms. Betty Jefferson moved to recommend approval of Zoning Amendment Request No. 2009-39: Request by Wellshire Financial dba Lone Star, for a Site Plan approval within a Planned Development-20-General Retail (PD-20-GR) Zoning District for a financial office to be located at 401 N. U.S. Hwy. 77, being 6.768 acres, WM Baskins Survey, Abstract No. A-148 and J. Johnson Survey, Abstract No. A-559—Owner: Windward Partners X, LLP, subject to Staff Comments, with corrected Site Plan and Landscape Plan, and approve the color on file with the City.

The motion failed due to the lack of a second.

Ms. Melissa Ballard moved to recommend approval of Zoning Amendment Request No. 2009-39: Request by Wellshire Financial dba Lone Star, for a Site Plan approval within a Planned Development-20-General Retail (PD-20-GR) Zoning District for a financial office to be located at 401 N. U.S. Hwy. 77, being 6.768 acres, WM Baskins Survey, Abstract No. A-148 and J. Johnson Survey, Abstract No. A-559—Owner: Windward Partners X, LLP, subject to a composition roof of a color approved by the City.

Ms. Melissa Ballard amended her motion and moved to recommend approval of Zoning Amendment Request No. 2009-39: Request by Wellshire Financial dba Lone Star, for a Site Plan approval within a Planned Development-20-General Retail (PD-20-GR) Zoning District for a financial office to be located at 401 N. U.S. Hwy. 77, being 6.768 acres, WM Baskins Survey, Abstract No. A-148 and J. Johnson Survey, Abstract No. A-559—Owner: Windward Partners X, LLP, subject to a composition roof of a color or another metal color approved by City Staff, with corrected Site Plan and Landscape Plan, and subject to Staff Comments.

Mr. Rick Keeler clarified the motion is approving the Site Plan and giving City Staff the authority to approve the roof color.

Mr. Rick Keeler seconded, **All Ayes.**

Chairman Jim Cooper announced the Public Hearing on Zoning Amendment Request No. 2009-40 will be held at the February 10, 2010 P&Z meeting at the request of the applicant.

Planning Director Clyde Melick suggested having work sessions prior to P&Z meetings to have the opportunity to discuss openly with the applicant any questions or concerns.

Chairman Cooper noted he would like to remove any idea of back room politics and would like to keep all discussion in an open meeting. Mr. Melick noted all work sessions would be posted agendas and open for the public's attendance.

Mr. Keeler noted there are numerous surrounding cities who hold work sessions prior to P&Z meetings and it would give the commission the opportunity to express questions or concerns.

Ms. Betty Jefferson expressed her desire to continue holding work sessions to discuss upcoming items and concerns, but not to discuss items with the applicants on the agenda for that day.

City Attorney Steve Chapman noted he would not feel comfortable discussing items in a work session that are publicized for a public hearing on the regular P&Z Agenda.

Mr. Melick opened the discussion on current infield development standards. He noted the City of Waxahachie is in the process of becoming a part of the Community Housing Development Organization (CHDO) which allows the city to give lots, at a low cost or no cost, to housing organizations. They in turn will give those lots to builders who can build affordable houses for low income families and get the properties back on the tax roll. The lots are currently not in use and have resorted back to the city because of unpaid taxes.

Ms. Jefferson asked where most of these lots are located and Mr. Melick noted they are primarily in Bullard Heights and in east Waxahachie.

Mr. Melick noted the lots are not big enough for the square footage requirements in the Single-Family-3 (SF-3) zoning districts and the required two (2) car garages. He informed the commission they can look at alleviating some of the setbacks and designing new standards in the SF-3 zoning districts for infield development.

Chairman Cooper announced there will be a Preservation Seminar on February 18, 2010 at the Texas Theater in downtown Waxahachie.

There being no further business the meeting adjourned at 5:53 p.m.

Respectfully submitted,

Amber Villarreal
Assistant City Secretary