

Planning and Zoning Commission
April 28, 2010

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held on Wednesday, April 28, 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
Lori Saunders, City Secretary
Buck Jordan, Council Representative

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

Mrs. Bonney Ramsey moved approval of the minutes of the regular Planning & Zoning Commission meeting of March 24, 2010 amending the vote on Zoning Amendment Request No. 2010-04 as follows:

After further discussion, Mrs. Bonney Ramsey moved to approve Zoning Amendment Request No. 2010-04: Request by Kristina Bellows, for a Specific Use Permit within a Single Family (SF) Zoning District for registered in home child care to be located at 124 Horseshoe Bend, being 0.1683 acres, Lot 13, Block 2, Garden Valley Ranch Phase 1– Owner: Kristina Bellows, subject to Staff comments. Mr. Anthony Mottla seconded, ~~All Ayes.~~ The vote was as follows:

Ayes: Jim Cooper
Bonney Ramsey
Mary Lou Shipley
Anthony Mottla
Melissa Ballard

Noes: Rick Keeler

Absent: Betty Jefferson

The motion carried.

Ms. Mary Lou Shipley seconded, **All Ayes.**

Chairman Jim Cooper opened the Public Hearing on a request from Michael Peeples Engineers for a Replat of the northwest quadrant of intersection of Dean Box Dr. and Brown St. (F.M. 813), being Lot 1, Block A, 1.814 acres out of the Robert Russell Survey, Abstract No. 911, Wiley's Retail Addition- Owner: Neighborhood Credit Union/Kendall & Michelle Wiley (RP 2010-05).

Mr. Michael Peeples, Michael Peeples Engineering, 1930 E. Rosemeade, Dallas, Texas requested to replat one lot into two for a commercial development.

Planning Director Clyde Melick noted City Staff received an email from Mr. Tim Lyons, an abutting property owner, in favor of approving the application.

There being no others to speak for or against Replat 2010-05, Chairman Jim Cooper closed the Public Hearing.

Mr. Anthony Mottla noted he has an ongoing business relationship with Mr. Tim Lyons and

announced he would abstain at the vote.

After a brief discussion, Ms. Melissa Ballard moved to approved a request from Michael Peeples Engineers for a Replat of the northwest quadrant of intersection of Dean Box Dr. and Brown St. (F.M. 813), being Lot 1, Block A, 1.814 acres out of the Robert Russell Survey, Abstract No. 911, Wiley's Retail Addition- Owner: Neighborhood Credit Union/Kendall & Michelle Wiley (RP 2010-05). Ms. Mary Lou Shipley seconded, the vote was as follows:

Ayes: Jim Cooper
Betty Jefferson
Rick Keeler
Bonney Ramsey
Mary Lou Shipley
Melissa Ballard

Noes: None

Abstain: Anthony Mottla

The motion carried.

Chairman Jim Cooper announced, at the request of the Applicant, the Public Hearing on a request from David Surdukan for a Replat of the southeast corner of Alliance Blvd. and Rae Blvd. at Civic Center, being Lots 3R1 and 3R2, being a Replat of Lot 3R of the Waxahachie Civic Center Addition-Owner: Lookout Partners, L.P. (RP 2010-06) has been tabled to the next Planning and Zoning Commission meeting of May 12, 2010.

Planning Director Clyde Melick presented the Semi-Annual Report on the collection of Impact Fees and progress of the Capital Improvements Plan. His memo serves as the report:

MEMORANDUM

TO: PLANNING AND ZONING COMMISSION SERVING AS THE IMPACT FEE ADVISORY COMMITTEE
FROM: CLYDE MELICK, DIRECTOR OF PLANNING
DATE: APRIL 13, 2010
SUBJECT: SEMI-ANNUAL REPORT ON THE COLLECTION OF IMPACT FEES AND PROGRESS OF THE CAPITAL IMPROVEMENTS PLAN

As required by law, the Impact Fee Advisory Committee must receive a semi-annual report with respect to the progress of the capital improvements plan and report to the City Council any perceived inequities in implementing the plan or imposing the impact fee. This memo serves as the report.

In your capacity as the Impact Fee Advisory Committee, you should also advise the City Council of the need to update or revise the land use assumptions, capital improvements plan and the impact fee. This was done most recently last fall as part of the update to our Water and Wastewater Impact fee and the adoption of the Roadway Impact fee. In 2003, it was recommended and adopted to increase the impact fee amount from 15% to 25%. The City began collecting the new amount on September 1, 2003. The city council choose to keep the collection amount at 25%. We will begin collecting roadway impact fees on lots platted previous to November 17th 2008, on November 17, 2009.

Impact Fee Rate and Amount Collected

The 25% collection rate that was adopted amounts to \$1,499.00 for water and \$1,987.00 for wastewater per service unit this totals \$3,486.00. This amount replaces the 25% collection rate which was \$1,357.14 per service unit for the water impact fee and \$958.12 per service unit for the wastewater impact fee. You may recall that a service unit is based on a standard residential water meter. The impact fee amount increases based on the larger meter size. The

roadway impact fee is determined based on service area as well as the Vehicle – Mile Equivalency table.

Roadway Impact Fees

The amount collected since the inception of impact fees is as follows:

Service Area 1	Service Area 2	Service Area 3	Service Area 4	Service Area 5	Service Area 6	Service Area 7
7,985.00	\$67,811.00		\$7,051.00	\$13,002.00		\$3,658.00

At this time we have not had any expenses for the Capital Improvement Plan for roadways.

	<u>WATER</u>	<u>SEWER</u>	<u>TOTAL</u>
October 09 – April 10	\$211,111.50	\$221,094.50	\$ 432,206.00
2009	\$521,623.00	\$383,341.00	\$ 895,964.00
2008	\$825,567.64	\$485,543.62	\$1,311,111.26
2007	\$660,870.16	\$355,629.23	\$1,016,499.39
2006	\$518,989.06	\$357,975.08	\$ 879,964.14
2005	\$889,830.62	\$514,037.92	\$1,403,868.54
2004	\$581,584.96	\$385,772.79	\$ 967,357.75
2003	\$252,377.30	\$192,393.53	\$ 444,770.83
2002	\$115,220.62	\$ 67,381.99	\$ 182,602.61
2001	\$ 34,431.47	\$ 76,500.87	\$ 110,932.34
Total since	\$4,611,606.33	\$3,039,670.53	\$7,645,276.86

Adoption

As you can see, impact fee collections have continued to come in at a healthy rate. Although new subdivision development has slowed, our single family-permit issuance remains strong and we still have a large inventory of vacant lots. With the continuance of more retail and commercial development, impact fee collections should continue to climb.

Capital Improvements Plan

Since the adoption of impact fees, several impact fee projects that are listed on the Capital Improvements Plan (CIP) have recently been completed or are currently under construction. These projects are as follows:

Water System Improvements

- Indian Tower Pump Station and Ground Storage – Complete
- 18” Offsite Water Line from Indian Tower to Brown Street/287 Bypass - Complete
- Bardwell Water Line direct connection to Lake Waxahachie Raw Water Pump Station Number 1 - Complete
- Water Treatment Plant Improvements – Chlorination building - Complete
- Howard Road 18” Water Line – Complete
- Water Treatment Plant Phase IB Improvements– Complete
- Oversize participation of St. Paul Episcopal Church 24” water line –Complete
- FM 664 2.0 MG Elevated Storage Tank – Complete
- Indian Pump Station Addition of Pumps #3 and #4 – Complete
- Water Treatment Plant Expansion to 18.0 MGD - Complete
- Spur 394 12and 24-inch Water Lines – Complete
- R.W. Sokoll Water Treatment Plant 48” Raw Water Line – Complete
- R.W. Sokoll Phase I Transmission Line – Complete

- Highway 287 Bypass 12" & 18" Water Lines – Complete
- Howard Road 12" Water Line Phase II – Complete
- Cantrell Street Water Line - Complete
- Robert W. Sokoll 20.0 MGD Water Treatment Plant Construction – Under Construction

Wastewater System Improvements

- Wastewater Treatment Plant Odor Abatement – Complete
- Broadhead Road Sewer Line and Lift Station – Complete
- Grove Creek Sewer Line and Lift Station – Complete
- Country Club Sewer Line – Complete
- West Waxahachie Creek Trunk Sewer Line and Lift Station – Complete
- Wastewater Treatment Plant Expansion – Complete
- South Prong of Grove Creek Trunk Sewer-Phase I (A Texas Capital Fund Grant was received from the State to pay for this project for the new Cardinal CG Plant. Future phases will extend this line further west) – Complete
- Southeast Service Area Lift Station and Force Main – Complete
- Phase I Northeast Trunk Parallel Gravity Sewer Line – Complete
- R.W. Sokoll WTP 18" Sanitary Sewer Line - Complete
- Phase II 48" Northeast Trunk Sewer Line – Complete
- South Grove Creek 18" Trunk Sewer Oversize Participation – Under Construction

After further discussion, Mrs. Bonney Ramsey moved to accept the Semi-Annual Report on the Collection of Impact Fees and progress of the Capital Improvements Plans as presented.
Mr. Rick Keeler seconded, **All Ayes.**

There being no further business the meeting adjourned at 4:54 p.m.

Respectfully submitted,

Lori Saunders
City Secretary