

Planning and Zoning Commission
September 28, 2011

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held on Wednesday, September 28, 2011, at 4:30 p.m. in the Council Chamber at 401 S. Rogers, Waxahachie, Texas.

Members Present: Jim Cooper, Chairman
Bonney Ramsey
Mary Lou Shipley
Melissa Ballard
Anthony Mottla

Members Absent: Betty Jefferson, Vice Chairman
Rick Keeler

Others Present: Clyde Melick, Director of Planning
Steve Chapman, City Attorney
Lori Saunders, City Secretary

Others Absent: Kevin Strength, Council Representative

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

Mrs. Bonney Ramsey moved approval of the minutes of the regular Planning & Zoning Commission meeting of September 14, 2011. Ms. Mary Lou Shipley seconded, **All Ayes.**

Chairman Jim Cooper opened the Public Hearing on a request by Mac Mekonnen, for a Site Plan approval within a Planned Development-8-General Retail (PD-8-GR) Zoning District to add a Domino's Pizza restaurant site and 900 sq. ft. of general retail lease space at 1200 N. Hwy. 77, being 23.17 acres, PT1, Wal-Mart/Eason Subdivision – Owner: Wal-Mart Stores #01-0260 (ZA 2011-24).

Planning Director Clyde Melick announced the Applicant's representative Mr. James Gleason is not present and recommended to continue the Public Hearing to allow Mr. Gleason to address the Staff Comments.

After further discussion, Ms. Melissa Ballard move to continue the Public Hearing on a request by Mac Mekonnen, for a Site Plan approval within a Planned Development-8-General Retail (PD-8-GR) Zoning District to add a Domino's Pizza restaurant site and 900 sq. ft. of general retail lease space at 1200 N. Hwy. 77, being 23.17 acres, PT1, Wal-Mart/Eason Subdivision – Owner: Wal-Mart Stores #01-0260 (ZA 2011-24) to the Planning and Commission meeting of October 12, 2011. Mr. Anthony Mottla seconded, **All Ayes.**

Mr. Alan Lauhoff, Civil Engineer, 200 N. Main, Milford, Texas, representing the Applicant, presented a Final Plat of Lots 1RR & 5 Wal-Mart Eason Subdivision being a Replat of Lot 1R Wal-Mart Eason Subdivision. Owner: Wal-Mart Stores #01-0260 (RP 2011-17). He explained the Replat will allow for a Domino's Pizza restaurant with additional square footage for lease space.

Planning Director Clyde Melick reviewed the following Staff Comments:

1. The applicant wishes replat one lot to split off .5234 acres for a restaurant site
2. Location map is needed on replat
3. Roadway impact fees will be \$5,745.60.
4. General retail lot depth should be 100 feet, this lot is close enough for this requirement
5. Building lines should be shown on plat;
6. Fifteen (15') utility easements are needed along 287 Bypass and south and west property lines
7. Applicant to submit twelve (12) additional corrected copies and Mylar all with original signatures of property owners within thirty (30) days of City Council approval

Mrs. Bonney Ramsey moved to approve a Final Plat of Lots 1RR & 5 Wal-Mart Eason Subdivision being a Replat of Lot 1R Wal-Mart Eason Subdivision. Owner: Wal-Mart Stores #01-0260 (RP 2011-17), subject to Staff Comments. Ms. Melissa Ballard seconded, **All Ayes.**

Mr. Alan Lauhoff, Civil Engineer, 200 N. Main, Milford, Texas, representing the Applicant, presented a Replat of Lot 2, Block 1, 1.855 acres, Westgate Park as Lot 2A and Lot 2B, Block 1, Westgate Park Owner: Hifam Investments, LLC (RP 2011-16). He explained the replat will allow for an existing building to be on one lot and allow the Applicant to build a building on the second lot.

Planning Director Clyde Melick reviewed the following Staff Comments:

1. The applicant wishes replat one lot into two for a commercial development
2. Water taps, services and meter fees shall be paid for and installed for Lot 2B
3. Two (2") inch flush valve shall be installed at the end of water line on Westgate
4. Westgate Drive must be installed prior to building permit being issued
5. Cross section for Westgate Drive has changed make note and change for civil plans
6. Water, Sewer and Roadway Impact Fees for Lot 2B will be due at building permit
7. Park dedication of \$400.00 for Lot 2B will be due at building permit
8. Applicant to submit twelve (12) additional copies and Mylar all with original signatures of property owners within thirty (30) days of City Council approval

Ms. Mary Lou Shipley moved to approve a Replat of Lot 2, Block 1, 1.855 acres, Westgate Park as Lot 2A and Lot 2B, Block 1, Westgate Park Owner: Hifam Investments, LLC (RP 2011-16), subject to Staff Comments. Ms. Melissa Ballard seconded, **All Ayes.**

Planning Director Clyde Melick reviewed the Future Land Use Map Plan Map noting no updates from the previous Planning and Zoning Commission meeting.

After further discussion, the consensus of the Commission was to hold a Public Hearing on the Future Land Use Map Plan Map at the Commission meeting of November 9, 2011.

There being no further business, the meeting adjourned at 5:08 p.m.

Respectfully submitted,

Lori Saunders
City Secretary