

AGENDA

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie will be held on Tuesday, August 8, 2017 at 7:00 p.m. in the Council Chamber at 401 S. Rogers, Waxahachie, Texas.

Commission Members: Jim Cooper, Chairman
 Betty Jefferson, Vice Chairman
 Rick Keeler
 Bonney Ramsey
 Melissa Ballard
 Jim Phillips
 Erik Barnard

1. Call to Order
2. Invocation
3. Consent Agenda

All matters listed under Item 3, Consent Agenda, are considered routine by the Commission and will be enacted by one motion. There will not be separate discussion of these items. Approval of the Consent Agenda authorizes the Chairman to execute all matters necessary to implement each item. Any item may be removed from the Consent Agenda for separate discussion and consideration by any Commission Member.

- a. Minutes of the regular Planning and Zoning Commission meeting of July 25, 2017
 - b. Request by Ivan Brigman, Tree Hill Homes, for a **Final Plat** of Taylor Ridge Phase 4, being a 56.766 acre addition in the S.B. Orton Survey, Abstract 813, in the Extra Territorial Jurisdiction (ETJ) – Owner: TREE HILL HOMES LP (FP-17-0093)
4. **Continue Public Hearing** on a request by Helen F. Reed, Helen's House, for a Zoning Change from a General Retail (GR) zoning district to **Single Family-2 (SF2)**, located at 320 Lynn Street (Property ID 173399), being 2E PT PT RD 1 FERRIS 2ND 0.341 ACRES – Owner: REED HELEN F (ZC-17-0070)
 5. **Consider** recommendation of Zoning Change No. ZC-17-0070
 6. **Continue Public Hearing** on a request by Helen F. Reed, Helen's House, for a Specific Use Permit (SUP) to allow a **Family Home (child care in place of residence)** use within a Single Family-2 (SF2) zoning district, located at 320 Lynn Street (Property ID 173399), being 2E PT PT RD 1 FERRIS 2ND 0.341 ACRES – Owner: REED HELEN F (SU-17-0071)
 7. **Consider** recommendation of Zoning Change No. SU-17-0071
 8. **Continue Public Hearing** on a request by Stuart Shaw, Bonner Carrington, for a Zoning Change from a General Retail (GR) zoning district to **Planned Development-Multiple-Family District 2 (PD-MF2), with Concept Plan**, located at 2250 Highway 287, being Property ID 194931 - Owner: HKM 287 LLC. (PD-17-0087)

9. *Consider* recommendation of Zoning Change No. PD-17-0087
10. *Public Hearing* on a request by Yongfei Lin, Waxahachie Foot Spa, for a Specific Use Permit (SUP) to permit **Medical Facility** use to allow a massage establishment [full body massage] within a Planned Development-20-General Retail (PD-20-GR) zoning district, located at 401 N Highway 77, Suite 11B, being 148 & 599 WM BASKINS & J JOHNSON (Property ID 180818) 6.85 ACRES – Owner: WINDWARD PARTNERS X. (SU-17-0091)
11. *Consider* recommendation of Zoning Change No. SU-17-0091
12. *Public Hearing* on a request by Michael Tull for a Specific Use Permit (SUP) to allow **Accessory Building (Residential) greater or equal to 700 S.F.** use within the Planned Development-45-Residential (PD-45-R) zoning district, located at 136 Mustang Creek Drive, being 24 A CHAPMAN PLACE UNIT 9 (Property ID 219356) 0.727 ACRES – Owner: TULL MICHAEL J & ELIZABETH N (SU-17-0092)
13. *Consider* recommendation of Zoning Change No. SU-17-0092
14. *Public Hearing* on a request by John DeGunya, CEI Engineering, for a **Replat** of Lot 1A to create Lot 1R1, Block A and Lot 1R2, Block A of the Waxahachie Towne Center Addition subdivision (Property ID 138051), 9.868 acres – Owner: TARGET CORPORATION (RP-17-0094)
15. *Consider* recommendation of Zoning Change No. RP-17-0094
16. *Public Hearing* on a request by John DeGunya, CEI Engineering, for a Specific Use Permit (SUP) to allow **Restaurant or Eating Place with Drive-In Service** use within the Planned Development-50-General Retail (PD-50-GR) zoning district, located at 1316 N Highway 77, being a portion of Lot 1A of the Waxahachie Towne Center Addition subdivision, 1.358 ACRES – Owner: TARGET CORPORATION (SU-17-0095)
17. *Consider* recommendation of Zoning Change No. SU-17-0095
18. *Public Hearing* on a request by John DeGunya, CEI Engineering, for a Specific Use Permit (SUP) to allow **Unified Lot Sign** use within the Planned Development-50-General Retail (PD-50-GR) zoning district, located at 1316 N Highway 77, being a portion of Lot 1A of the Waxahachie Towne Center Addition subdivision, 1.358 ACRES – Owner: TARGET CORPORATION (SU-17-0096)
19. *Consider* recommendation of Zoning Change No. SU-17-0096
20. Public Comments
21. Adjourn

The P&Z reserves the right to go into Executive Session on any posted item.

This meeting location is wheelchair-accessible. Parking for mobility-impaired persons is available. Any request for sign interpretive services must be made forty-eight hours ahead of the meeting. To make arrangements, call the City Secretary at (469) 309-4005 or (TDD) 1-800-RELAY TX.