

Planning and Zoning Commission  
August 13, 2014

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held on Wednesday, August 13, 2014, 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  
Anthony Mottla  
Melissa Ballard  
Jim Phillips

Others Present: Clyde Melick, Director of Planning  
Derica Peters, Planning & Development Coordinator  
Steve Chapman, City Attorney  
Lori Saunders, City Secretary  
David Hill, Council Representative

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

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**Mrs. Bonney Ramsey moved approval of the minutes of the regular Planning & Zoning Commission meeting of July 23, 2014.** Ms. Melissa Ballard seconded, the vote was as follows:

Ayes: Jim Cooper  
Rick Keeler  
Bonney Ramsey  
Anthony Mottla  
Melissa Ballard  
Jim Phillips

Absent: Betty Jefferson

**The motion carried.**

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Chairman Cooper announced the Applicant, withdrew the request to Replat Lots 1R and 2, Block A, Boykin Business Park Phase Two, being a Replat of Lot 1, Block A of Boykin Business Park Phase 2 – Owner: Waxahachie 387 Jeffrey Boykin (RP2014-19).

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Chairman Cooper announced, as requested by Applicant, the following has been moved to the Planning and Commission meeting of August 27, 2014:

Final Plat of Buffalo Ridge Addition Phase IIB situated in the W.C. Calder Survey, Abstract No. 235, being 15 residential lots on 3.482 acres-Owner: Buffalo Ridge, L.P. (FP 2014-23).

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Chairman Cooper opened the Public Hearing on an Ordinance of the City of Waxahachie, Texas, amending the Waxahachie Zoning Ordinance Section 33 Use Charts, Section 33.4-Utility, Service and Other Uses, and Section A-3 Definitions.

Ms. Derica Peters, Planning & Development Coordinator, reviewed the following types of solar panels:

- Rooftop solar panel:** 6” max between roof and panel, same pitch as roof, or screened
- Small in-ground system:** energy used on-site, system is less than 1,000 square feet
- Large in-ground system:** energy used on-site, system is more than 1,000 square feet
- Solar panel farm:** in-ground system, principal use of property is solar panel, energy is redistributed back to the electric grid for public utilities

The Commission reviewed the New & Unlisted Use – Solar Panels Use Chart and discussed requiring a Specific Use Permit in all zoning districts for rooftop solar panels.

There being no others to speak for or against an Ordinance of the City of Waxahachie, Texas, amending the Waxahachie Zoning Ordinance Section 33 Use Charts, Section 33.4-Utility, Service and Other Uses, and Section A-3 Definitions, Chairman Cooper closed the Public Hearing.

Ms. Peters presented Ordinance No. 2757:

**ORDINANCE NO. 2757**

**AN ORDINANCE OF THE CITY OF WAXAHACHIE, TEXAS, AMENDING SECTION 33.4 AND SECTION A-3 OF THE WAXAHACHIE ZONING ORDINANCE BY AMENDING USE ALLOWED IN SPECIFIED ZONING DISTRICT AND TO DEFINE A NEW USE AND SPECIFY ZONING DISTRICTS, AND SETTING AN EFFECTIVE DATE., DECLARING AN EMERGENCY AND PROVIDING FOR AN EFFECTIVE DATE**

**Mr. Rick Keeler moved to recommend approval of Ordinance No. 2757 amending Rooftop Solar Panels requiring a Specific Use Permit in all zoning districts.** Ms. Melissa Ballard seconded, **All Ayes.**

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

Respectfully submitted,

Lori Saunders  
City Secretary