

Planning and Zoning Commission  
August 27, 2014

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held on Wednesday, August 27, 2014, at 4:30 p.m. in the Council Chamber at 401 S. Rogers, Waxahachie, Texas.

Members Present: Jim Cooper, Chairman  
Rick Keeler  
Bonney Ramsey  
Anthony Mottla  
Jim Phillips

Members Absent: Betty Jefferson, Vice Chairman  
Melissa Ballard

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 August 13, 2014.** Mr. Rick Keeler seconded, **All Ayes.**

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Chairman Cooper opened the Public Hearing on a request by Jim Markle, for a Specific Use Permit within a Commercial (C) Zoning District for temporary buildings located at 1761 N. Hwy. 77, being 68.0112 acres in H. Levy Survey Owner: The Avenue (ZA 2014-21).

Mr. Jim Markle, The Avenue Church, 210 YMCA Drive, Waxahachie, reported the church is growing faster than they can build and temporary buildings will allow for classrooms while the addition is under construction.

Planning Director Clyde Melick reviewed the following Staff Comments noting Staff recommends the placement of portable buildings for a period of 3 years.

- 1) Applicant requests the issuance of a specific use permit in order to provide for the placement of a temporary portable building (1800 sq. feet) behind The Avenue Church for additional classroom space
- 2) A Specific Use Permit issued for a finite amount of time would provide opportunity for school to construct new facility and make any resulting negative impacts temporary in nature. Staff would recommend three years.

There being no others to speak for or against Zoning Amendment No. 2014-21, Chairman Cooper closed the Public Hearing.

**Mrs. Bonney Ramsey moved to approve a request by Jim Markle, for a Specific Use Permit within a Commercial (C) Zoning District for temporary buildings located at 1761 N. Hwy. 77, being 68.0112 acres in H. Levy Survey Owner: The Avenue (ZA 2014-21), subject to Staff Comments and clarifying to allow temporary buildings for a period of 3 years.** Mr. Anthony Mottla seconded, **All Ayes.**

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Planning Director Clyde Melick announced Preliminary Plat of Harlan Village being 77.70 acres situated in the Thomas Shelby Survey, Abstract No. 1767 being 237 Residential lots and 13 of

Non-residential lots-Owner: Harlan Properties (PLM 2014-16) has been withdrawn per the request of the Applicant.

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Chairman Cooper reported the Applicant, requested the following be moved to the Planning and Zoning Commission meeting of September 10, 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).

**Mr. Jim Phillips moved to consider FP2014-23 at the Planning and Zoning Commission meeting of September 10, 2014.** Mr. Rick Keeler seconded, **All Ayes.**

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Chairman Cooper reported the Applicant, requested the following be moved to the Planning and Zoning Commission meeting of September 24, 2014.

Consider Final Plat of Taylor Ridge Phase 2 being a 14.972 acre addition in the S.B. Orton Survey, Abstract No. 813 in the ETJ -Owner: Ivan Brigman (FP 2014-25).

**Mr. Jim Phillips moved to consider FP2014-25 at the Planning and Zoning Commission meeting of September 24, 2014.** Mrs. Bonney Ramsey seconded, **All Ayes.**

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Mr. David Maliska, 5715 FM 1722, Ennis, Texas, requested approval of Final Plat of Lot 1R in Block 28 Williams Addition being a Replat of a 0.3661 acre portion of Block 28 of Williams Addition-Owner: Yeldell Wilson & Co. (RP 2014-26).

Planning Director Clyde Melick reviewed the following Staff Comments:

1. The applicant wishes to replat Lot 1, Block 28 Williams Addition
2. This area is zoned General Retail, there must be a forty (40') foot front building line on the plat
3. To the west of this property is zoned Single Family, this will require twenty (20') foot building line and screening
4. To the west is General Retail zoning no side yard is required provided there is adequate fire lanes and circulation, and appropriate building codes can be met
5. Within thirty (30) days after City Council approval, provide the City Building and Development Department with twelve (12) copies and mylars for filing.

**After discussion, Mr. Rick Keeler moved to approve Final Plat of Lot 1R in Block 28 Williams Addition being a Replat of a 0.3661 acre portion of Block 28 of Williams Addition-Owner: Yeldell Wilson & Co. (RP 2014-26), subject to Staff Comments, altering Comment No. 2 requiring front building line to be set with front façade of existing nearby homes located on south side of Sycamore Street.**

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There being no further business, the meeting adjourned at 4:48 p.m.

Respectfully submitted,

Lori Saunders  
City Secretary