

# AGENDA

The Waxahachie Planning & Zoning Commission (P&Z) will hold a regular meeting on **Tuesday, July 11, 2017 at 7:00 p.m.** in the Council Chamber at 401 S Rogers St., Waxahachie, TX.

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 P&Z 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 member of the P&Z.

a. Minutes of the regular P&Z meeting of June 27, 2017

4. **Consider** request by Chris Acker, Acker Construction, for a **Replat** of Lot 1, Block A, Ronny's Corner, a 0.6828 acre addition in the Thomas Selby Survey, Abstract 1002 - Owner: RGR SONY PROPERTIES LLC-77 & BUTCHER ROAD SERIES (RP-17-0064)
5. **Consider** request by David Hargrove, Legacy Grove Development, for a Preliminary Plat of Garden Valley Meadows, being 86 residential lots with 1 open space lot, on a 27.5447 acre tract of land situated in the J.B. and Ann Adams Survey, Abstract Number 5 - Owner: WP LEGACY LTD (PP-17-0077)
6. **Consider** request by Chris Acker, Acker Construction, for a **Replat** of a 0.2050 acre portion of Lot 1R in Block 214 of Town Addition - Owner: SOUTHFORK CAPITAL LLC (RP-17-0079)
7. **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)
8. **Consider** recommendation of Zoning Change No. ZC-17-0070

9. **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)
10. **Consider** recommendation of Zoning Change No. SU-17-0071
11. **Public Hearing** on a request by Brad Yates, Colonial Restoration, for a Zoning Change from a Single-Family-2 (SF2) zoning district to **Planned Development-Single Family-2 (PD-SF2), with Concept Plan**, located at 500 Royal Street, being LOT 24A;25 26;32; 33 FERRIS REV 2.008 AC – Owner: LOREN GRAY INVESTMENTS LLC. (PD-17-0076)
12. **Consider** recommendation of Zoning Change No. PD-17-0076
13. **Public Hearing** on a request by Hugo Monsanto, Hugo Monsanto Architect, for a Zoning Change from a General Retail (GR) zoning district to **Planned Development-General Retail (PD-GR), with Concept Plan**, located between 2167 N Highway 77 and 1795 N Town Blvd, being Property ID 262424, 262426, and 262430 – Owner: TVR MANAGEMENT LLC (PD-17-0078)
14. **Consider** recommendation of Zoning Change No. PD-17-0078
15. **Public Hearing** on a request by Clyde Melick, Waxahachie ISD, for a Specific Use Permit (SUP) to allow a **Portable Temporary Building** use within a Single Family-2 (SF2) zoning district, located at 411 N Gibson, being 44-49 FERRIS ADMIN BLDG5.365 ACRES – Owner: WAXAHACHIE ISD (SU-17-0080)
16. **Consider** recommendation of Zoning Change No. SU-17-0080
17. **Public Hearing** on a request by Clyde Melick, Waxahachie ISD, for a Specific Use Permit (SUP) to allow an **Electronic Message Sign** use within Planned Development-105-General Retail and General Retail (PD-105-GR and GR) zoning districts, located at 1000 N Highway 77, being 393 J GOOCH HIGH SCHOOL 12.397 ACRES – Owner: WAXAHACHIE ISD (SU-17-0081)
18. **Consider** recommendation of Zoning Change No. SU-17-0081
19. **Public Hearing** on a request by Clyde Melick, Waxahachie ISD, for a Specific Use Permit (SUP) to allow an **Electronic Message Sign** use within a Single Family-3 (SF3) zoning district, located at 614 N Getzendaner, being 1& PT 3 BLK 1 & 3-4A-5 BLK 2 HI NOWLIN 48.226 AC TURNER LEARNING CENTER – Owner: WAXAHACHIE ISD (SU-17-0082)
20. **Consider** recommendation of Zoning Change No. SU-17-0082
21. **Public Hearing** on a request by Clyde Melick, Waxahachie ISD, for a Specific Use Permit (SUP) to allow an **Electronic Message Sign** use within a General Retail (GR) zoning district, located at 2401 Brown Street, being 911 R RUSSELL JR HIGH 35 ACRES – Owner: WAXAHACHIE ISD (SU-17-0083)
22. **Consider** recommendation of Zoning Change No. SU-17-0083

23. Citizens' Petitions and Requests

24. 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.