

Planning and Zoning Commission
September 10, 2014

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held on Wednesday, September 10, 2014, at 4:30 p.m. in the Council Chamber at 401 S. Rogers, Waxahachie, Texas.

Members Present: Betty Jefferson, Vice Chairman
Rick Keeler
Anthony Mottla
Melissa Ballard
Jim Phillips

Members Absent: Jim Cooper, Chairman
Bonney Ramsey

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

Others Absent: Clyde Melick, Director of Planning

Vice Chairman Betty Jefferson called the meeting to order and Mr. Jim Phillips gave the invocation.

Ms. Melissa Ballard moved approval of the minutes of the regular Planning & Zoning Commission meeting of August 27, 2014. Mr. Rick Keeler seconded, **All Ayes.**

Vice Chairman Jefferson opened the Public Hearing on a request by Daniel Johnson for a Site Plan approval within Planned Development-42-Commercial (PD-42-C) Zoning District for pay station and vacuum area modifications related to the general remodeling of Zippy's Express Car Wash located at 1560 N. Hwy. 77, being Lot 7, Block A, 8.6360 acres, Waxahachie Towne Center North Addition – Owner: Triple C Development, Inc. (ZA2014-22).

Mr. Jose Riviera, representing Owner, reported the existing canopies are being removed and replaced with canvass canopies. The layout will be in the order of a pay station, carwash, and vacuum area. Cones will be set out at busier times directing vehicles to prevent traffic backup on Highway 77.

Planning & Development Coordinator Derica Peters reviewed the following Staff Comments:

- 1) Applicant is requesting approval of an amended site plan for new vacuum bays and canopy
- 2) This will add twelve vacuum bays to the south of the actual carwash, these will have new canopies
- 3) The existing vacuum bays will be removed
- 4) They pay station will be moved to the rear of the building

There being no others to speak for or against Zoning Amendment No. 2014-22, Vice Chairman Jefferson closed the Public Hearing.

Mr. Rick Keeler moved to approve a request by Daniel Johnson for a Site Plan approval within Planned Development-42-Commercial (PD-42-C) Zoning District for pay station and vacuum area modifications related to the general remodeling of Zippy's Express Car Wash located at 1560 N. Hwy. 77, being Lot 7, Block A, 8.6360 acres, Waxahachie Towne Center North Addition – Owner: Triple C Development, Inc. (ZA2014-22), subject to Staff Comments. Ms. Melissa Ballard seconded, **All Ayes.**

Vice Chairman Jefferson reported the Applicant, requested the following be moved to the Planning and Zoning Commission meeting of September 24, 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. Rick Keeler moved to consider FP2014-23 at the Planning and Zoning Commission meeting of September 24, 2014. Ms. Melissa Ballard seconded, **All Ayes.**

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

Final Plat of Oak Vista Estates Phase 1 being a 6.621 acre addition in S.B. Orton Survey, Abstract No. 813 in the Extra Territorial Jurisdiction (ETJ) - Owner: Jim Strawn (FP 2014-27).

Mr. Jim Phillips moved to consider FP2014-27 at the Planning and Zoning Commission meeting of September 24, 2014. Ms. Melissa Ballard seconded, **All Ayes.**

There being no further business, the meeting adjourned at 4:36 p.m.

Respectfully submitted,
Lori Saunders, City Secretary