

Planning and Zoning Commission
February 25, 2015

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held on Wednesday, February 25, 2015, at 4:30 p.m. in the Council Chamber at 401 S. Rogers, Waxahachie, Texas.

Members Present: Jim Cooper, Chairman
Rick Keeler
Bonney Ramsey
Melissa Ballard
Jim Phillips

Members Absent: Betty Jefferson, Vice Chairman
Anthony Mottla

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

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

Mrs. Bonney Ramsey moved approval of the minutes of the regular Planning & Zoning Commission meeting of February 11, 2015. Ms. Melissa Ballard seconded, **All Ayes.**

Chairman Cooper opened the Public Hearing on a request by Jay Hayes, for a Specific Use Permit for an accessory building in a Single Family-1 (SF-1) zoning district, located at 527 W. Jefferson St., being Lot 1A and Lot 4A, Block 86 of Town Addition, 1.49 acres. Owner: Mr. and Mrs. Mark Bowen (ZA 2015-03).

Mr. Jay Hayes, 104 Apache Court, Waxahachie, reported all accessory buildings will be removed prior to the construction of a new garage and living quarters being approximately 2,318 square feet. He noted the structure will not have metal siding instead have hardy plank or bat and board. He stated it may have a residential metal roof.

Mr. Clyde Melick, Director of Planning, presented the following Staff Comments:

- 1) Applicant is applying for a Specific Use Permit for construction of a new garage and living quarters (2,318 square foot) in a Single Family -1 zoning area
- 2) The materials will match surrounding properties
- 3) All other accessory building will be removed prior to the construction of this building

- 4) This lot is 1.49 acres.

There being no others to speak for or against Zoning Amendment 2015-03, Chairman Cooper closed the Public Hearing.

Mr. Jim Phillips moved to approve a request by Jay Hayes, for a Specific Use Permit for an accessory building in a Single Family-1 (SF-1) zoning district, located at 527 W. Jefferson St., being Lot 1A and Lot 4A, Block 86 of Town Addition, 1.49 acres. Owner: Mr. and Mrs. Mark Bowen (ZA 2015-03) subject to Staff Comments.

Public Hearing on a request by Erik Barnard and Kyle Beller, for a zoning change approval from Light Industrial-1 (LI-1) to General Retail (GR) for the development of a retail property at 1795 Hwy 77, situated in Lot 1, Block A of Victory Park Addition, being 0.7319 acres. Owner: Dartco of Texas, LP (ZA 2015-04).

Mr. Erik Barnard, 132 Brookstone Drive, Waxahachie, reported the zoning change will allow for retail development.

Mr. Clyde Melick, Director of Planning, presented the following Staff Comments:

- 1) Applicant is applying for a zoning change from Light Industrial-1 to General Retail to allow for retail development
- 2) The building lines on this development will go from thirty feet for the side yard to no side yard when adjacent to retail or non-residential, thereby making the lot much more developable.
- 3) Side yard building line should be removed
- 4) Applicant has submitted a Minor Plat to adjust the building lines to meet General Retail requirements

There being no others to speak for or against Zoning Amendment 2015-04, Chairman Cooper closed the Public Hearing.

Ms. Melissa Ballard moved to approve a request by Erik Barnard and Kyle Beller, for a zoning change approval from Light Industrial-1 (LI-1) to General Retail (GR) for the development of a retail property at 1795 Hwy 77, situated in Lot 1, Block A of Victory Park Addition, being 0.7319 acres. Owner: Dartco of Texas, LP (ZA 2015-04) subject to Staff Comments. Mrs. Bonney Ramsey seconded, **All Ayes.**

Mr. Melick announced the Applicant is absent and presented a Replat of Lot 1R and 2, Block A of Boykin Business Park, being 6.248 acres. - Owner: Waxahachie -387 Investment Venture Ltd.

(RP 2015-04) noting the replat of two commercial lots will be incorporated into the Final Plat of Waxahachie Life School.

Mr. Melick presented the following Staff Comments and recommended approval:

- 1) Applicant is replatting 2 commercial lots
- 2) Applicant will be selling off the back lot (Lot 2 Block A), and it will be incorporated into Final Plat of Waxahachie Life School
- 3) Within thirty (30) days after City Council approval provide City Planning Department with twelve (12) corrected copies

Mr. Rick Keeler moved the approve a Replat of Lot 1R and 2, Block A of Boykin Business Park, being 6.248 acres. - Owner: Waxahachie -387 Investment Venture Ltd. (RP 2015-04) subject to Staff Comments. Mr. Jim Phillips seconded, **All Ayes.**

Mr. John Blacker, 12801 N. Central Expressway, Dallas, requested approval of Final Plat of Life School Waxahachie Addition, Lot 1, Block A, being 43.554 acres situated in the Peter B. Stout Survey, Abst. 1003, and Thomas Selby Survey, Abst. 1002. - Owner: Life School of Dallas (FP 2015-05).

Mr. Melick reviewed the following Staff Comments:

- 1) Applicant requests approval of final plat for 1 lot for Life School Campus
- 2) As-builts have not been received for this development
- 3) Bonds have not been received for this development
- 4) Applicant to submit twelve (12) corrected copies with original signatures within thirty (30) days of City Council approval

Mrs. Bonney Ramsey moved to approve Final Plat of Life School Waxahachie Addition, Lot 1, Block A, being 43.554 acres situated in the Peter B. Stout Survey, Abst. 1003, and Thomas Selby Survey, Abst. 1002. - Owner: Life School of Dallas (FP 2015-05) subject to Staff Comments. Mr. Jim Phillips seconded, **All Ayes.**

There being no further business, the meeting adjourned at 4:45 p.m.

Respectfully submitted,

Lori Saunders
City Secretary