

Planning and Zoning Commission  
September 23, 2015

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held on Wednesday, September 23, 2015 at 4:30 p.m. in the Council Chamber at 401 S. Rogers, Waxahachie, Texas.

Members Present: Betty Jefferson, Vice Chairman  
Rick Keeler  
Bonney Ramsey  
Jim Phillips

Members Absent: Jim Cooper, Chairman  
Melissa Ballard  
Rodney Bell

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

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Vice Chairman Betty Jefferson called the meeting to order and Mr. Rick Keeler gave the invocation.

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**Mrs. Bonney Ramsey moved approval of the minutes of the regular Planning & Zoning Commission meeting of September 9, 2015.** Mr. Jim Phillips seconded, **All Ayes.**

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Vice Chairman Jefferson opened the Public Hearing on a request by Breckenridge Group Waxahachie, Texas LP for a Zoning Amendment from Planned Development-91-Residential (PD-91-R) to a Planned Development-Multi-Family-1 (PD-MF-1) with a Specific Use Permit for a Resident home for adults with intellectual and developmental disabilities, being 41.246 acres located at 820 Cantrell Street in the EW Rogers Survey Abstract No. 896-Owner: Diane Collard, John Collard, and Eduardo Velez (ZA 2015-26).

Mr. John Poston, 4848 Lemon Avenue, Dallas, Texas, requested approval to allow for a residential community for high functioning adults with special needs who need minimal supervision.

Planning Director Clyde Melick reviewed the following Staff Comments:

**Current Zoning:** Planned Development – 91- Residential (PD-91-R)

**Surrounding Zoning:** West: General Retail  
East: Light Industrial -2  
South : Single Family-2

### **DEVELOPMENT REVIEW**

- 1) This use has been a new and unlisted use that was approved by the Waxahachie City Council on the 8<sup>th</sup> of September.
- 2) Applicant is requesting approval of a Specific Use Permit (SUP) for a Resident home for adults with intellectual and developmental disabilities (IDDs)
- 3) This is a new and unlisted use that has not been approved by the City Council but it may be defined by Resident home for adults with intellectual and developmental disabilities (IDDs) (aka congregate housing for the mentally impaired )” - A development housing more than six (6) persons, providing self-contained dwelling units specifically designed for the needs of adults with intellectual and developmental disabilities (IDDs), as defined by the Texas Health and Safety Code Chapter 591 and Chapter 614, who have demonstrated the ability to live independently. Staff and aids providing occasional assistance to the residents and are available on an "as needed" basis (but not full-time individual care) for limited individual treatment or personal care assistance. On-site facilities can be used to provide semi-independent living services (SILS) including: recreational activities, and training and assistance in living skills for both residents and qualified guests.
- 4) This current request is to build 200 beds within 60 units.
- 5) Any additional phases will have to have an approved site plan by the Planning and Zoning Commission and the City Council
- 6) Any recreation improvements should be detailed and provided on site plan, such as connection to hike and bike trail
- 7) Applicant will be platting this tract of land in the near future
- 8) The approval of this zoning designation is contingent upon this specific use and specific site plan to accommodate this unique use, and no other multiple family housing use. Permitted uses in the event this Specific Use is not used with approved plat by September 1, 2016 shall revert to the previous PD-91-R.

Mr. Melick recommended approving with a more detailed site plan to include landscaping. Mr. Jim Phillips confirmed the development will be done in two phases and Mr. Melick concurred noting each phase will need a site plan approval from the Planning and Zoning Commission and City Council.

There being no others to speak for or against Zoning Amendment Request 2015-26, Vice Chairman Jefferson closed the Public Hearing.

**Mr. Jim Phillips moved to approve a request by Breckenridge Group Waxahachie, Texas LP for a Zoning Amendment from Planned Development-91-Residential (PD-91-R) to a Planned Development-Multi-Family-1 (PD-MF-1) with a Specific Use Permit for a Resident home for adults with intellectual and developmental disabilities, being 41.246 acres located at 820**

**Cantrell Street in the EW Rogers Survey Abstract No. 896-Owner: Diane Collard, John Collard, and Eduardo Velez (ZA 2015-26), subject to Staff Comments and adding “all phases will have to have site plans approved”.** Mr. Rick Keeler seconded, **All Ayes.**

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Vice Chairman Jefferson announced the Public Hearing on a request by Cole & Associates, Inc. for a Site Plan approval in a Planned Development–36-Commercial (PD-36-C) Zoning District for a Panera Bread restaurant, located at 1319 N. Hwy 77, being 0.55 acres, Lot 1A, Waxahachie Crossing 1 Rev. – Owner: HD Development Properties LP (ZA 2015-29) will be continued to the meeting of October 13, 2015.

**Mr. Rick Keeler moved to continue the Public Hearing on a request by Cole & Associates, Inc. for a Site Plan approval in a Planned Development–36-Commercial (PD-36-C) Zoning District for a Panera Bread restaurant, located at 1319 N. Hwy 77, being 0.55 acres, Lot 1A, Waxahachie Crossing 1 Rev. – Owner: HD Development Properties LP (ZA 2015-29) to the October 13, 2015 meeting.** Mrs. Bonney Ramsey seconded, **All Ayes.**

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Vice Chairman Jefferson opened the Public Hearing on a request by St Paul Episcopal Church for a Specific Use Permit for a temporary portable building in a Commercial (C) Zoning District, located at 624 Ovilla Rd., in the St Paul Episcopal Church Addition, Block 1, Lot 1, being 8.174 acres – Owner: Episcopal Diocese of Dallas (ZA 2015-30).

Rhio Goaddard, 419 Sunflower Street, Red Oak, Texas, requested approval for a temporary portable building, not to exceed two years, until their building is expanded.

Planning Director Clyde Melick reviewed the following Staff Comments:

**Current Zoning:** Commercial (C)

**Surrounding Zoning:** Commercial (C)

**DEVELOPMENT REVIEW**

1. Requesting permit for one (1) building being 24’ x 64’ and 1536 sq. ft. - to be used as temporary portable classroom
2. Buildings will be temporary and not permitted for a period of more than two (2) years
3. Must meet all applicable Building and Fire Codes

There being no others to speak for or against Zoning Amendment Request 2015-30, Vice Chairman Jefferson closed the Public Hearing.

**Mrs. Bonney Ramsey moved to approve a request by St Paul Episcopal Church for a Specific Use Permit for a temporary portable building in a Commercial (C) Zoning District, located at 624 Ovilla Rd., in the St Paul Episcopal Church Addition, Block 1, Lot 1, being 8.174 acres –**

**Owner: Episcopal Diocese of Dallas (ZA 2015-30), subject to Staff Comments.** Mr. Rick Keeler seconded, **All Ayes.**

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Vice Chairman Jefferson opened the Public Hearing on a request by Liberty Dialysis North Texas for a Site Plan approval in a Planned Development-13-General Retail (PD-13-GR) Zoning District, to review the proposed expansion of the existing building, located at 1011 N. US Hwy 77, Suite 102, Eason Properties, Lot 3A, Block 1, being 2.969 acres– Owner: Marline Six LLC (ZA 2015-31).

Mr. Robert Hurd, 5417 Buckskin, The Colony, Texas, noted the request is needed to expand from their thirteen dialysis stations to twenty-one stations, An additional 2,300 square feet will be added to the existing 6,600 square feet Liberty Dialysis has.

Mr. Jim Phillips expressed his concerns with the lighting in the parking lot. Mr. Melick asked if wall packs for lighting could be added and Mr. Hurd agreed. Mr. Phillips inquired about the parking space requirements and Mr. Melick noted they will not need additional spaces.

Planning Director Clyde Melick reviewed the following Staff Comments:

**Current Zoning:** Planned Development -13-General Retail  
**Surrounding Zoning:** Planned Development -13-General Retail, and Planned Development-13-Multi-Family-1

**DEVELOPMENT REVIEW**

**Planning:** This is an existing building in a Planned Development Zoning District. Applicant proposes to expand by an additional 2,300 sq. ft. going from 29,792 sq. ft. to a total of 32,092sq ft.  
**Building Materials:** The building materials match the existing materials – split face CMU (needs to be highly textured)  
Stucco will match existing stucco.  
**Signage:** No new signage proposed  
**Landscaping:** No landscape plan provided. Additional landscape is needed based on this expansion  
**Parking**  
Total parking provided =171. Total required =184  
**Fire:** Turning radius do not appear to be to code and building appears to encroach into turning radius.

**APPLICANT REQUIREMENTS**

Applicant to correct Site Plan and resubmit to Planning Department for filing

There being no others to speak for or against Zoning Amendment Request 2015-31, Vice Chairman Jefferson closed the Public Hearing.

**Mr. Jim Phillips moved to approve a request by Liberty Dialysis North Texas for a Site Plan approval in a Planned Development-13-General Retail (PD-13-GR) Zoning District, to review the proposed expansion of the existing building, located at 1011 N. US Hwy 77, Suite 102, Eason Properties, Lot 3A, Block 1, being 2.969 acres– Owner: Marline Six LLC (ZA 2015-31), subject to Staff Comments.** Mrs. Bonney Ramsey seconded, All Ayes.

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Vice Chairman Jefferson opened the Public Hearing on a request by Pleasant Manor Senior Care LLC, for a Zoning Change from Future Development (FD) to a General Retail-Limited (GR-L) Zoning District, with a Specific Use Permit for a skilled nursing facility, located at 3650 S. I-35, being 4.659 acres in the J Harris Survey Abstract No. 430–Owner: Pleasant Manor Senior Care LLC (ZA 2015-32).

Mr. Jeff Taylor, 600 N. Pearl Street, Dallas, Texas, requested the zoning change to add a shade cover at the front entrance of the existing facility.

Mr. Melick explained this property used to be in the county jurisdiction and once annexed properties are automatically zoned future development. He noted he doesn't see any issues with a 20 foot setback.

Mr. Rick Keeler inquired about the monument sign and Mr. Taylor noted the existing sign will be replaced.

Planning Director Clyde Melick reviewed the following Staff Comments:

**Current Zoning:** Future Development (FD)

**Surrounding Zoning:** Commercial adjacent to the north, and Light Industrial -1 across I-35 to the East

**DEVELOPMENT REVIEW**

**Planning:** This is an existing skilled nursing facility, a use that was grandfathered into a Future Development zoning district. They propose the addition of a porte cochere to the front of the building so that they can provide shelter to patients who enter through the front entrance.

In a Future Development (FD) Zoning classification, the setback requirements would not allow for this porte cochere, as it would encroach into the setback. By changing the zoning to GRL, the setback requirements will change, giving enough space to allow this addition.

Future Development front yard setback: Thirty-five feet (35')  
General Retail Limited front yard setback: Twenty-five feet (25')

A skilled nursing is permitted in General Retail-Limited by Specific Use Permit.

**General Retail Limited (GR-L)** - General purpose and description: The GRL, General Retail Limited District is established to provide locations for various types of limited retail trade, business and service uses. The "GRL" District should be located along or at the intersection of major collectors or thoroughfares to accommodate higher traffic volumes.

Two porte cocheres alternatives are proposed, one that leaves a 20' setback, and one that leaves a 25' set back.  
Staff recommends the acceptance of the first alternative.

The porte cochere is designed with various architectural features, including: dormers, stone columns, a stone wall and landscape screening wall proposed to run along the front.

**Fire:** Porte cochere must be high enough for ambulance and Fire equipment to pass under.

There being no others to speak for or against Zoning Amendment Request 2015-32, Vice Chairman Jefferson closed the Public Hearing.

**Mr. Rick Keeler moved to approve a request by Pleasant Manor Senior Care LLC, for a Zoning Change from Future Development (FD) to a General Retail-Limited (GR-L) Zoning District, with a Specific Use Permit for a skilled nursing facility, located at 3650 S. I-35, being 4.659 acres in the J Harris Survey Abstract No. 430—Owner: Pleasant Manor Senior Care LLC (ZA 2015-32), subject to Staff Comments and allow for a 20' setback.** Mr. Jim Phillips seconded, **All Ayes.**

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Vice Chairman Jefferson opened the Public Hearing on a request by the City of Waxahachie for a Zoning Change from Future Development (FD) to Airport District (AD) for the Mid-Way Regional Airport, located at 131 Airport Dr., being 77.392 acres in the JR Leath Survey, Abstract No. 634 and 38.332 acres in the Roe Estates Pt 1 Ph 1 Survey and WE Middleton Survey- Owner: City of Midlothian and City of Waxahachie (ZA 2015-33).

Planning and Development Coordinator Derica Peters explained that when the area at the airport was annexed years ago, the zoning wasn't changed to Airport District. The request for this change now will bring the zoning into compliance. She noted there is no current development or expansion associated with this zoning change.

Planning Director Clyde Melick reviewed the following Staff Comments:

**Current Zoning:** Future Development (FD)  
**Surrounding Zoning:** Future Development (FD) and General Retail (GR) to the south across Hwy 287

**DEVELOPMENT REVIEW**

**Planning:** The purpose of this zoning change is to match the zoning district to the airports use. The zoning district classification “airport district” was created for the airport to have an overlay category dedicated to it. However, the airports zoning category was never formally amended to reflect that.

There are no development or building activities associated with this zoning amendment.

There being no others to speak for or against Zoning Amendment Request 2015-33, Vice Chairman Jefferson closed the Public Hearing.

**Mrs. Bonney Ramsey moved to approve a request by the City of Waxahachie for a Zoning Change from Future Development (FD) to Airport District (AD) for the Mid-Way Regional Airport, located at 131 Airport Dr., being 77.392 acres in the JR Leath Survey, Abstract No. 634 and 38.332 acres in the Roe Estates Pt 1 Ph 1 Survey and WE Middleton Survey- Owner: City of Midlothian and City of Waxahachie (ZA 2015-33), subject to Staff Comments. Mr. Rick Keeler seconded, All Ayes.**

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Vice Chairman Jefferson opened the Public Hearing on a request by Kevin McDonnell for a Site Plan approval in a Planned Development-21-Commercial (PD-21-C) Zoning District to review the proposed expansion of the existing building located at 215 W. Second St., being 0.414 acres in the Williams Addition, Lot 2, Block 2 -Owner: Antique Prime Publications LLC (ZA 2015-34).

Mr. Kevin McDonnell, 714 Ferris Avenue, Waxahachie, Texas, explained he is proposing to expand the building by 2,300 square feet to be used primarily for records storage. He noted he is keeping with the yellow wood siding to stay in uniform with the surrounding buildings he owns.

Mrs. Bonney Ramsey inquired about the roof pitch.

Mr. Tom Kasallis, 2541 Falcon Way, Midlothian, Texas, explained the roof pitch presented is aesthetically pleasing and will save on heating/cooling an oversized attic. The architect proposed a 3.5:12 pitch.

Mr. Melick expressed his concern with the roof pitch on the rear of the building. He noted a 6:12 pitch would be better and be consistent with the building.

Mr. Chris Acker, 5100 Honeysuckle, Midlothian, Texas, noted it shouldn't be a problem to raise the left rear pitch that is visible from Highway 77.

Planning Director Clyde Melick reviewed the following Staff Comments:

**Current Zoning:** Planned Development-21-Commercial (PD-21-C) Ord. 1897  
**Surrounding Zoning:** North: Planned Development-22-General Retail  
East: Single Family -2 (SF-2)  
South: Planned Development-21-Commercial (PD-21-C)  
West: Planned Development-21-Commercial (PD-21-C)

### **DEVELOPMENT REVIEW - NOTES**

**Planning** This is a legal non-conforming structure in a Planned Development Zoning District. Applicant proposes to expand the building by 100%, going from 2,350 sq. ft. to 4,436 sq. ft. The new addition will be used primarily for records storage.

#### **Building Materials**

- The scale, and massing of the building does not match any of the surrounding buildings. The Waxahachie Daily Light is to the south, Single Family to the east and smaller office buildings are to the west. This building should better fit in to surrounding properties.
- Proposed to match existing building, hardy board siding.
- Roofpitch is only 3.5:12 - requirement is at least 6:12

#### **Landscaping**

- Need landscape plan including tabulations, species and size. Proposed landscaping is lacking accent trees, shrubs, ground cover, and seasonal color.
- Are the existing trees and shrubs on site staying or to be removed?

#### **Parking**

- Required parking is 10 spaces, 15 are provided.
- We've observed visitors parking in the grass on the adjacent vacant lot. Parking must be on an improved surface.

#### **Roadway**

- Entrance on 2<sup>nd</sup> street is to be removed, and entrance on 1<sup>st</sup> street will remain.

### **APPLICANT REQUIREMENTS**

Applicant to correct Site Plan and resubmit to Planning Department for filing

There being no others to speak for or against Zoning Amendment Request 2015-34, Vice Chairman Jefferson closed the Public Hearing.

**Mr. Rick Keeler moved to approve a request by Kevin McDonnell for a Site Plan approval in a Planned Development-21-Commercial (PD-21-C) Zoning District to review the proposed**

expansion of the existing building located at 215 W. Second St., being 0.414 acres in the Williams Addition, Lot 2, Block 2 -Owner: Antique Prime Publications LLC (ZA 2015-34), subject to Staff Comments, including changes to roof pitch. Mrs. Bonney Ramsey seconded, All Ayes.

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Vice Chairman Jefferson opened the Public Hearing on a request by H&D Realty Investments, Inc & Anwar Dossani, for a Zoning Change from General Retail (GR) and Light Industrial-1 (LI-1) to Commercial (C) with a Specific Use Permit for a truck stop located at 3298 S. I-35 in the Collwell Oil Addition, Lot 1R, and JC Armstrong Survey, Abstract No. 6, being 3.734 acres- Owner: H&D Realty Investments, Inc. & Anwar Dossani (ZA 2015-35).

Planning Director Melick noted the applicant hadn't arrived yet and recommended continuing the public hearing.

Mr. Jim Phillips moved to continue the public hearing on ZA 2015-35. Mr. Rick Keeler seconded, All Ayes.

Vice Chairman Jefferson announced the applicant had arrived and re-opened the Public Hearing on a request by H&D Realty Investments, Inc & Anwar Dossani, for a Zoning Change from General Retail (GR) and Light Industrial-1 (LI-1) to Commercial (C) with a Specific Use Permit for a truck stop located at 3298 S. I-35 in the Collwell Oil Addition, Lot 1R, and JC Armstrong Survey, Abstract No. 6, being 3.734 acres- Owner: H&D Realty Investments, Inc. & Anwar Dossani (ZA 2015-35).

Jace Huffman, 6716 Azle Ave., Fort Worth, Texas, requested approval to add three fueling stations to the existing property and a future tunnel-style car wash to the west of the facility. He noted there will not be designated parking for large trucks and only three trucks will be allowed to pump at one time.

Planning Director Clyde Melick reviewed the following Staff Comments:

<b>Current Zoning:</b>	Light Industrial-1 (LI-1) and General Retail (GR)
<b>Proposed Zoning:</b>	Commercial (C) with a Specific Use Permit for a truck stop
<b>Surrounding Zoning:</b>	Light Industrial -1 (LI-1) and General Retail (GR)

**DEVELOPMENT REVIEW**

**Planning** This proposed zoning change is to request zoning for a truck stop and a car wash. A zoning change is required to allow for a truck stop in a Commercial district with a Specific Use Permit.

- Truck stop can be used for fueling bays only; this permit will not allow use as a parking lot.
- Carwash area needs to be platted.

- Western most end of parking lot is about 15' onto the adjoining property.
- All Development Standards must be met
- Landscape plan must be provided

**Utilities**

- Utilities department has comments and concerns that will need to be addressed at platting.

**Roadway**

- Public Works department has comments and concerns that will need to be addressed at platting.
- TxDOT permits required for access to FM 66, TIA may be required at platting

**APPLICANT REQUIREMENTS**

Applicant to correct Site Plan and resubmit to Planning Department for filing

Mr. Melick noted a landscape plan is needed.

Mr. Jim Phillips inquired about landscape screening off the car wash tunnel and move the vacuum bays north of the drive area rather than on FM 66.

It was the consensus of the commission to use a living screen wall around the car wash since FM 66 is a main thoroughfare.

There being no others to speak for or against Zoning Amendment Request 2015-35, Vice Chairman Jefferson closed the Public Hearing.

**Mr. Jim Phillips moved to approve a request by H&D Realty Investments, Inc & Anwar Dossani, for a Zoning Change from General Retail (GR) and Light Industrial-1 (LI-1) to Commercial (C) with a Specific Use Permit for a truck stop located at 3298 S. 1-35 in the Collwell Oil Addition, Lot 1R, and JC Armstrong Survey, Abstract No. 6, being 3.734 acres- Owner: H&D Realty Investments, Inc. & Anwar Dossani (ZA 2015-35), subject to Staff Comments with the addition of a landscaping plan and screening along FM 66.** Mrs. Bonney Ramsey seconded, **All Ayes.**

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Jim Strawn, 9615 Angelridge Road, Dallas, Texas, requested approval of the Preliminary Plat of Oak Vista Estates Phase 2, in the Waxahachie Extra Territorial Jurisdiction (ETJ) being 30 residential lots, on 45.986 acres in the S.B. Orton Survey, Abstract No. 813 at FM 1446 and Oak Vista Rd—Owner: Jim Strawn (PLM 2015-27).

Planning Director Clyde Melick reviewed the following Staff Comments:

**Zoning:** ETJ

## **DEVELOPMENT REVIEW**

### **Planning:**

- Should there be block #'s?
  - Frontage on lots listed, either show not enough frontage or it is not labeled:
    - Lot 6 (9.20" + 110.3")
    - Lot 10 (15.43" + ?)
    - Lot 2 (no dimensions on frontage)
    - Lot 3 (99.10" + ?)
    - Lot 10 (no dimensions on frontage)
    - Lot 11 (no dimensions on frontage)
    - Lot 12 (no dimensions on frontage)
    - Lot 14 (62.1" + ?)
    - Lot 13 ( no dimensions on frontage)
    - Lot 12 (no dimensions on frontage)
    - Lot 6 (92.54" + ?)
    - Lot 7 (39.59" + 90.6")
- Surveyors dedication, last sentence, should say City of Waxahachie and Ellis County.  
Fire Hydrants show every 450'.  
Reinforcing for concrete either 3@ 18 or 4 @ 24, not 3 @ 24  
Label 20' ue and bl on rear of lots  
Label 10' ue and bl on side lot lines  
Label 20" ue on front lot line.

### **Utilities:**

- Need water system evaluation letter from system engineer in reference to water system capabilities for fire protection.
- Need to address comments on plan: what will this proposed waster line (on Oak Vista Rd)connect to?
- What does this proposed 8" water line connect to?

### **Roadway :**

- How will Prairie Clover Ct cul-de-sac drain--will a drainage easement be needed?
- On end of Bluestem Way, where does runoff go? Will there be anything installed for erosion control? Will an easement be needed?
- Street section dimensions are incorrect.

## **RECOMMENDATION**

Approve per comments

## **APPLICANT REQUIREMENTS**

Applicant to submit twelve (12) corrected copies all with original signatures within thirty (30) days of City Council approval

Mr. Strawn noted he has received the comments and will correct any issues necessary.

**Mrs. Bonney Ramsey moved to approve the Preliminary Plat of Oak Vista Estates Phase 2, in the Waxahachie Extra Territorial Jurisdiction (ETJ) being 30 residential lots, on 45.986 acres in the S.B. Orton Survey, Abstract No. 813 at FM 1446 and Oak Vista Rd—Owner: Jim Strawn (PLM 2015-27), subject to Staff Comments.** Mr. Rick Keeler seconded, All Ayes.

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Harlen Roberts, 1036 E. Woodridge Road, Waxahachie, requested approval of the Replat of Ferris Second Addition Lots 85A and 85B being 0.2408 acres located at 205 Lynn St –Owner: Harlen Roberts (RP 2015-28).

Planning Director Clyde Melick reviewed the following Staff Comments:

**Zoning:** Single Family-2

**DEVELOPMENT REVIEW**

**Planning:** This lot is in our Infill Overlay District . Zoning regulations require the lot area and development match the characteristics of surrounding properties.

Acres needs to be shown on plat.

**Utilities:** Will need new water and sanitary sewer taps and services for proposed lot 85A. Please contact Rita Munoz for a utility investigation request (469) 309-4322

**Roadway :** The intersection of Dunn and Lynn is very unusual. If they build a new home or driveway on lot 85A the driveway must be placed as close to lot 85B as possible.

**RECOMMENDATION**

Approve per comments

**APPLICANT REQUIREMENTS**

Applicant to submit twelve (12) corrected copies all with original signatures within thirty (30) days of City Council approval.

Mr. Melick noted this is an infill lot with a smaller house.

**Mr. Rick Keeler moved to approve the Replat of Ferris Second Addition Lots 85A and 85B being 0.2408 acres located at 205 Lynn St –Owner: Harlen Roberts (RP 2015-28), subject to Staff Comments.** Mr. Jim Phillips seconded, **All Ayes.**

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**Citizens' Petitions and Requests:**

Mr. Melick noted the city won an award from the Texas American Planning Association for the Northgrove Public Improvement District and they will receive their award in Galveston at the annual conference.

Mr. Rick Keeler commended the staff for their work on the Northgrove Public Improvement District.

Mr. Jim Phillips reminded everyone about the Crossroads of Texas Film Festival September 23-26.

Vice chairman Jefferson reminded everyone about the Chautauqua Assembly and the Bessie Coleman rendition this weekend.

Mrs. Bonney Ramsey introduced Mr. Jim Richardson. She noted he is in the new Leadership Waxahachie Class.

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There being no further business, the meeting adjourned at 5:39 p.m.

Respectfully submitted,

Amber Villarreal  
Assistant City Secretary