

Planning and Zoning Commission  
December 8, 2015

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held on Tuesday, December 8, 2015 at 7:00 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  
Rodney Bell

Members Absent: Betty Jefferson, Vice Chairman

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

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

-----  
**Mr. Rick Keeler moved approval of the minutes of the regular Planning & Zoning Commission meeting of November 10, 2015.** Mrs. Bonney Ramsey seconded, **All Ayes.**

-----  
Chairman Cooper opened the Public Hearing on a request by Bryan Hull for a site plan approval and Specific Use Permit for outdoor storage in a Light Industrial-1 (LI-1) and Future Development (FD) Zoning District for the business located at 4743 IH 35E, known as Espinoza Cast Stone, being in the EC Newton Survey, a-790, 7.081 acres—Owner: Jose Espinoza (ZA 2015-43).

Chairman Cooper announced ZA 2015-43 will not be heard at this time and closed the Public Hearing.

**Mrs. Bonney Ramsey moved to deny, without prejudice, a request by Bryan Hull for a site plan approval and Specific Use Permit for outdoor storage in a Light Industrial-1 (LI-1) and Future Development (FD) Zoning District for the business located at 4743 IH 35E, known as Espinoza Cast Stone, being in the EC Newton Survey, a-790, 7.081 acres—Owner: Jose Espinoza (ZA 2015-43).** Mr. Jim Phillips seconded, **All Ayes.**

-----

Chairman Cooper opened the Public Hearing on a request by Brad Yates for a site plan approval and zoning change from Single Family-3 (SF-3) to Planned Development–Single Family-3 (PD-SF-3) for a residential development with zero-lot line patio homes located in the 500 block of Royal Street, situated in the Ferris Revised Addition, Lots 24A; 25; 26; 32 and 33, being 2.008 acres- Owner: Loren Gray Investments, LLC (ZA 2015-44).

Chairman Cooper announced ZA 2015-44 will not be heard at this time and closed the Public Hearing.

**Ms. Melissa Ballard moved to deny, without prejudice, a request by Brad Yates for a site plan approval and zoning change from Single Family-3 (SF-3) to Planned Development–Single Family-3 (PD-SF-3) for a residential development with zero-lot line patio homes located in the 500 block of Royal Street, situated in the Ferris Revised Addition, Lots 24A; 25; 26; 32 and 33, being 2.008 acres- Owner: Loren Gray Investments, LLC (ZA 2015-44).** Mr. Rodney Bell seconded, **All Ayes.**

-----

Mr. Alan Naul, 3899 Maple Avenue, Dallas, Texas, requested approval of Final Plat of Legend Oaks (formerly known as Country Meadows) Lot 1, Block A, being 7.6363 acres in the Henri Levy Survey, a-629 for the property located at 151 Country Meadows Blvd.–Owner: J-D Waxahachie Realty, LLC (FP 2015-36). He stated the utilities are completed and approved by the City.

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

### **DEVELOPMENT REVIEW**

This is a Final Plat of the Legend Oaks Addition, a commercial plat for a skilled nursing facility.

This was formerly named “Country Meadows” – however there is already a property with this legal description.

### **RECOMMENDATION**

Approve per comments

**Ms. Melissa Ballard moved to approve Final Plat of Legend Oaks (formerly known as Country Meadows) Lot 1, Block A, being 7.6363 acres in the Henri Levy Survey, a-629 for the property located at 151 Country Meadows Blvd.–Owner: J-D Waxahachie Realty, LLC (FP 2015-36), subject to Staff Comments.** Mrs. Bonney Ramsey seconded, **All Ayes.**

-----

Mr. Ronnie Ozymy, 1116 Brown Street, Waxahachie, requested approval of a Replat of Littleton Estates Lot 3A and 4A, being 14.658 acres of the property located at 1116 Brown Street—Owner: Farley Street Baptist Church (RP 2015-37). He stated the church purchased 5 acres and wants to incorporate the acreage along with the church that sits on 10 acres into one lot.

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

**DEVELOPMENT REVIEW**

Applicant is replatting in order to incorporate all of Lot 4B, being 4.664 acres into part of Lot 3 to make a larger property for their church facilities.

**RECOMMENDATION**

Approve per comments

**Mr. Jim Phillips moved to approve Replat of Littleton Estates Lot 3A and 4A, being 14.658 acres of the property located at 1116 Brown Street—Owner: Farley Street Baptist Church (RP 2015-37), subject to Staff Comments.** Ms. Melissa Ballard seconded, **All Ayes.**

-----

Ms. Peters announced there will not be a Planning and Zoning Commission meeting on Tuesday, December 22, 2015.

-----

There being no further business, the meeting adjourned at 7:08 p.m.

Respectfully submitted,

Lori Saunders  
City Secretary