

Planning and Zoning Commission  
September 27, 2016

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held on Tuesday, September 27, 2016 at 7:00 p.m. in the Council Chamber at 401 S. Rogers, Waxahachie, Texas.

Members Present: Jim Cooper, Chairman  
Rick Keeler  
Bonney Ramsey  
Jim Phillips  
Rodney Bell

Members Absent: Betty Jefferson, Vice Chairman  
Melissa Ballard

Others Present: Darren Groth, Director of Planning  
James Gaertner, City Engineer  
Steve Chapman, City Attorney  
Lori Saunders, City Secretary  
David Hill, Council Representative

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

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**Mrs. Bonney Ramsey moved approval of the minutes of the Planning & Zoning Commission meeting of September 13, 2016.** Mr. Rodney Bell seconded, **All Ayes.**

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Chairman Cooper opened the Public Hearing on a request by Sara MacDonald for a Specific Use Permit for a Multiple-Family Dwelling use within a General Retail (GR) zoning district, located at 413 W. Franklin Street, being LOT 4 BLK 79 TOWN .124 AC- Owner: MAC THREE REALTY LLC (ZA 2016-30).

Director of Planning Darren Groth reported Ordinance No. 2884 changed the zoning from Single Family-1 to General Retail. He stated the structure was erected prior to 1990, therefore not subject to ADA standards and explained and new renovations/remodels must adhere to ADA requirements. Mr. Groth noted if the zoning request is approved, a Certificate of Occupancy (CO) from the Building Inspections Department will be required within 6 months. If a building permit or CO has not been issued, the site plan shall be considered invalid, null and void.

Mr. Groth stated Staff recommends approval, per the following comments:

- Ensure parking lot is paved and functional
- Any renovation, expansion, or remodel must adhere to zoning ordinance, Building Codes, and ADA requirements

Ms. Sara McDonald, 605 W. First Street, Ft. Worth, Texas, MAC Three Realty, LLC, reported in 1992 the city issued four (4) electrical permits and no documents have been found as to when the property changed to multi-family. She requested asphalt paving in lieu of concrete.

There being no others to speak for or against ZA 2016-30, Chairman Cooper closed the Public Hearing.

**After further discussion, Mr. Rick Keeler moved to approve a request by Sara MacDonald for a Specific Use Permit for a Multiple-Family Dwelling use within a General Retail (GR) zoning district, located at 413 W. Franklin Street, being LOT 4 BLK 79 TOWN .124 AC- Owner: MAC THREE REALTY LLC (ZA 2016-30), subject to Staff requirements and paving to be concrete.** Mrs. Bonney Ramsey seconded. The vote was as follows:

Ayes: Jim Cooper  
Rick Keeler  
Bonney Ramsey  
Rodney Bell

Noes: Jim Phillips

**The motion carried.**

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Chairman Cooper opened the Public Hearing on a request by Sara MacDonald for a Specific Use Permit for a Multiple-Family Dwelling use within a General Retail (GR) zoning district, located at 409 W. Franklin Street, being LOT 5 BLK 79 TOWN .166 AC- Owner: MAC ONE REALTY LLC (ZA 2016-31).

Director of Planning Darren Groth reported this is a companion case of ZA 2016-30 with the same zoning and same staff recommendations. He stated five (5) parking spaces are provided for this location.

Mrs. Bonney Ramsey asked if paving will go around the building. Mr. Groth stated it would noting the two buildings are sharing the concrete paving with each having their own parking.

There being no others to speak for or against ZA 2016-31, Chairman Cooper closed the Public Hearing.

**Mrs. Bonney Ramsey moved to approve a request by Sara MacDonald for a Specific Use Permit for a Multiple-Family Dwelling use within a General Retail (GR) zoning district, located at 409 W. Franklin Street, being LOT 5 BLK 79 TOWN .166 AC- Owner: MAC ONE REALTY LLC (ZA 2016-31), subject to Staff requirements.** Mr. Rodney Bell seconded. The vote was as follows:

Ayes: Jim Cooper  
Rick Keeler  
Bonney Ramsey  
Rodney Bell

Noes: Jim Phillips

**The motion carried.**

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Chairman Cooper opened the Public Hearing on a request by Matt Nash, Madison Construction, for a Zoning Amendment from Planned Development (PD) and Planned Development-79-General Retail (PD-79-GR) to Planned Development-General Retail (PD-GR) with Concept Plan and Detailed Site Plan approval, located at the SE corner of Park Place Blvd and US Hwy. 287 NB frontage road, being 5 J B & A ADAMS 17.378 ACRES, Property ID 179022- Owner: FIRST BAPTIST CHURCH OF WAXAHACHIE (ZA 2016-46).

Director of Planning Darren Groth reported the subject property is currently zoned with two separate districts. The PD is intended to apply uniform zoning regulations for the entire development.

The following 10 items outline the request

1. Proposed use: Church
2. Density: 1 lot/17.384 acres
3. Lot area: 17.384 acres
4. Front Building Line: 40 feet
5. Side Building Line: 20 feet
6. Rear Building Lines: 20 feet
7. Building Height: 48 feet, 6.5 inches
8. Parking Spaces Provided: 251 spaces
9. Access from U.S. Hwy 287 Frontage Road and Park Place Blvd
10. Project to be completed in one phase

Mr. Groth stated Staff recommends approval as presented.

There being no others to speak for or against ZA 2016-46, Chairman Cooper closed the Public Hearing.

**After a brief discussion, Mr. Rodney Bell moved to approve a request by Matt Nash, Madison Construction, for a Zoning Amendment from Planned Development (PD) and Planned Development-79-General Retail (PD-79-GR) to Planned Development-General Retail (PD-GR) with Concept Plan and Detailed Site Plan approval, located at the SE corner of Park Place Blvd and US Hwy. 287 NB frontage road, being 5 J B & A ADAMS 17.378 ACRES, Property ID 179022- Owner: FIRST BAPTIST CHURCH OF WAXAHACHIE (ZA 2016-46), subject to Staff Comments.** Mr. Jim Phillips seconded, **All Ayes.**

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Mr. Groth presented Preliminary Plat of First Baptist Church Addition being Lot 1, Block A, 17.384 acres in the J.B. & Ann Adams Survey, Abstract No. 5—Owner: FIRST BAPTIST CHURCH OF WAXAHACHIE (PLM 2016-39). He reported the purpose is to create one lot on approximately 17.384 acres noting the detailed Site Plan was presented in companion case

(ZA2016-46). Mr. Groth stated comments were sent to applicant on 09/02/16 and applicant provided revised plans on 09/16/16. He recommended approval as presented.

Mrs. Bonney Ramsey asked the start date of construction. Mr. Matt Nash, Madison Construction, L.P., reported they will plan to start January 2017.

**Mrs. Bonney Ramsey moved to approve Preliminary Plat of First Baptist Church Addition being Lot 1, Block A, 17.384 acres in the J.B. & Ann Adams Survey, Abstract No. 5—Owner: FIRST BAPTIST CHURCH OF WAXAHACHIE (PLM 2016-39), subject to Staff Comments.**  
Mr. Jim Phillips seconded, **All Ayes.**

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Mr. Groth presented Preliminary Plat of Cardinal Plaza being Lots 1 and 2, Block A, being a 3.086 acre addition in the A.W. Brown Survey, Abstract No. 102 the J. Starrett Survey, Abstract No. 1024—Owner: J&B RENTAL INC AND DEL Z ENTERPRISES LLC (PLM 2016-40). He stated Staff received a redline plat with comments on the drainage plan and grating plan noting they will be reviewed thru the construction phase.

Mr. Groth presented the following case summary:

- Preliminary plat to create two lots on approximately 3.086 acres.
- Property zoned as PD-C under Ord 2881
- Detailed Site Plan submitted on 09/14/16
- Applicant indicated they will comply with all comments - awaiting all input, i.e., P&Z and City Council meetings, to provide revised drawings that address all issues.
- Staff recommends APPROVAL, per Staff Comments.

**Mr. Jim Phillips moved to approve Preliminary Plat of Cardinal Plaza being Lots 1 and 2, Block A, being a 3.086 acre addition in the A.W. Brown Survey, Abstract No. 102 the J. Starrett Survey, Abstract No. 1024—Owner: J&B RENTAL INC AND DEL Z ENTERPRISES LLC (PLM 2016-40), subject to Staff Comments.** Mr. Rick Keeler seconded, **All Ayes.**

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**Citizens' Petitions and Requests:**

None

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There being no further business, the meeting adjourned at 7:31 p.m.

Respectfully submitted,

Lori Saunders,  
City Secretary