

Planning and Zoning Commission  
January 10, 2017

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held on Tuesday, January 10, 2017 at 7:00 p.m. in the Council Chamber at 401 S. Rogers, Waxahachie, Texas.

Members Present: Jim Cooper, Chairman  
Betty Jefferson, Vice Chairman  
Rick Keeler  
Bonney Ramsey  
Erik Barnard

Members Absent: Melissa Ballard  
Jim Phillips

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

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

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**Ms. Bonney Ramsey moved approval of the minutes of the Planning & Zoning Commission meeting of December 13, 2016.** Mr. Erik Barnard seconded, **All Ayes.**

*{Vice-Chairman Betty Jefferson arrived at 7:04 p.m.}*

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Chairman Cooper opened the Public Hearing on a request by Chad Miles, JHDMC, LLC, for a Zoning Amendment from Single Family Dwelling-2 (SF2) zoning district to a Freestanding Planned Development (PD), with Concept Plan, located east of the existing North Grove Planned Development, at Property ID 179059, being 5 J B & A ADAMS, 83 J BILLINGSLY, 1182 JW WRIGHT 38.358 ACRES- Owner: JHDMC LLC (ZA2016-68).

Director of Planning Darren Groth stated the property is located at the west end of Barbara Way, Sandy Lane, & Country Drive. He presented the following case summary:

- On June 20, 2016, City Council adopted Ord 2870
- Ord 2870 made several text revisions and amended the concept plan for the North Grove PD
- Concept Plan included area, but ordinance did not apply specific site standards
- Request is to expand the North Grove PD approved under Ord 2733, amended by Ord 2841 and 2870, to subject site
- New Appendix A will be added to the North Grove PD (similar to Country Meadows addition)

- North Grove design standards will apply

#### APPENDIX A: THE PRESERVE AT NORTH GROVE

- Purpose: To incorporate an additional 38.547 acres of land into the existing North Grove Planned Development and to add an additional Single-Family Attached housing classification
- This is shown on the approved Development Plan for North Grove as portions of Phase 10 and all of Phase 11
- The portions shown within Phase 10 will follow all of the Development Standards for the Planned Development for North Grove as approved in Ordinance Number 2733 for the City of Waxahachie and subsequent Ordinances that may pertain

#### Phase 11 - Area and Height Regulations

##### Single-Family Attached Residential Regulations:

Lot Classification: C (high)	Min Lot Area: 3,080 sf
Min Lot Width: 28'	Alley Access: Yes
Max Lot Coverage: 75%	Porch Setback: 10'
Min Side Yard: 0'-5' (end unit)	Min Street Side Yard: 10'
Min Floor Areas: 1,400 sf	Max Structure Height: 35'
Min Principal Building Setback Front: 15'	

All architectural design elements incorporated within the existing Ordinance will remain consistent with the Single-Family Attached products.

Mr. Groth recommended approval subject to the following condition:

- Add a perimeter masonry screen wall
- Include design standards on rear elevations, when facing external property

Those who spoke for ZA 2016-68:

Mr. Terry Weaver, JHDMC, LLC, P.O. Box 2829, Red Oak, Texas  
Mr. Mark Shelton, JHDMC, LLC, P.O. Box 2829, Red Oak, Texas  
Mr. John Houston, JHDMC, LLC, P.O. Box 2829, Red Oak, Texas

Those who spoke against ZA 2016-68:

Mr. Greg Pickett, 329 Brookbend Drive, Waxahachie (represented Brook Bend Grove residents and presented a petition in opposition)  
Mr. Keith Hart, 112 Sandy Lane, Waxahachie  
Mr. Brett Hess, 327 Blue Ribbon Road, Waxahachie  
Mr. Kyle Miller, 140 Brookstone Drive, Waxahachie  
Mr. Mike Henson, 113 Sandy Lane, Waxahachie  
Mr. Bennett McKenzie, 210 Brookbend Drive, Waxahachie  
Mr. Cory Hines, 650 Vista Court East, Waxahachie

There being no others to speak for or against ZA 2016-68, Chairman Cooper closed the Public Hearing.

Vice Chairman Betty Jefferson asked for clarification for Free Standing Planned Development. Mr. Groth explained Free Standing Planned Development is allowed to stand on its own and what the Planned Development (PD) did was set their own standards as opposed to looking at section appendixes.

**After further discussion, Mr. Rick Keeler moved to approve a request by Chad Miles, JHDMC, LLC, for a Zoning Amendment from Single Family Dwelling-2 (SF2) zoning district to a Freestanding Planned Development (PD), with Concept Plan, located east of the existing North Grove Planned Development, at Property ID 179059, being 5 J B & A ADAMS, 83 J BILLINGSLY, 1182 JW WRIGHT 38.358 ACRES- Owner: JHDMC LLC (ZA2016-68), subject to Staff Comments. The motion died due to lack of second.**

**Vice Chairman Betty Jefferson moved to deny a request by Chad Miles, JHDMC, LLC, for a Zoning Amendment from Single Family Dwelling-2 (SF2) zoning district to a Freestanding Planned Development (PD), with Concept Plan, located east of the existing North Grove Planned Development, at Property ID 179059, being 5 J B & A ADAMS, 83 J BILLINGSLY, 1182 JW WRIGHT 38.358 ACRES- Owner: JHDMC LLC (ZA2016-68).** Mrs. Bonney Ramsey seconded. The vote was as follows:

Ayes: Jim Cooper  
Betty Jefferson  
Bonney Ramsey  
Erik Barnard

Noes: Rick Keeler

**The motion carried.**

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Chairman Cooper opened the Public Hearing on a request by Chris Reeves, Quickway Signs, for a Specific Use Permit (SUP) to permit an Electronic Message Sign and Pylon Sign within a Planned Development-92-General Retail (PD-92-GR) zoning district, located at 110 Park Place Blvd, Suite 100, being LOT 1 BLK A PARK PLACE PROFESSIONAL CENTER 1.807 AC- Owner: GRANE LANE HOLDING LLC & ARDETH REAL ESTATE LLC (ZA2016-65).

Director of Planning Darren Groth recommended approval subject to the following:

- Pylon sign shall adhere to monument sign stipulations that require the sign to be made of stone, concrete, brick or similar materials and to be solid from the ground up; pole(s) or supports shall be concealed.

There being no others to speak for or against ZA 2016-65, Chairman Cooper closed the Public Hearing.

**Mrs. Bonney Ramsey moved to approve on a request by Chris Reeves, Quickway Signs, for a Specific Use Permit (SUP) to permit an Electronic Message Sign and Pylon Sign within a Planned Development-92-General Retail (PD-92-GR) zoning district, located at 110 Park Place Blvd, Suite 100, being LOT 1 BLK A PARK PLACE PROFESSIONAL CENTER 1.807 AC- Owner: GRANE LANE HOLDING LLC & ARDETH REAL ESTATE LLC (ZA2016-65), subject to Staff Comments.** Vice Chairman Betty Jefferson seconded, **All Ayes.**

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Chairman Cooper opened the Public Hearing on a request by Joe Beatey, Products Plus, for a Specific Use Permit (SUP) to permit a High Risk or Hazardous Industrial Manufacturing Wholly Enclosed Within a Building use, to allow the recycling of antifreeze (glycol), within a Light Industrial-2 (LI2) zoning district, located at 300 Mushroom Road, being PT 2 B N WAXAHACHIE IND PARK1.017 ACRES- Owner: V T PROPERTIES INC (ZA2016-67)

Director of Planning Darren Groth reviewed the following case summary:

- Request utilizes an existing metal building within an LI2 zoning district to operate an antifreeze recycling & distribution business
- Z.O. Section 33.11 does not have a use for antifreeze recycling and distribution corresponding use is High Risk Manufacturing wholly enclosed within a Building

Mr. Groth recommended approval, subject to the following:

- All operations vital to the use must be performed wholly within a building and any changes to the site layout will require an updated SUP.

There being no others to speak for or against ZA 2016-67, Chairman Cooper closed the Public Hearing.

**After further discussion, Mr. Rick Keeler moved to approve a request by Joe Beatey, Products Plus, for a Specific Use Permit (SUP) to permit a High Risk or Hazardous Industrial Manufacturing Wholly Enclosed Within a Building use, to allow the recycling of antifreeze (glycol), within a Light Industrial-2 (LI2) zoning district, located at 300 Mushroom Road, being PT 2 B N WAXAHACHIE IND PARK1.017 ACRES- Owner: V T PROPERTIES INC (ZA2016-67), subject to Staff Comments.** Mrs. Bonney Ramsey seconded, **All Ayes.**

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Chairman Cooper opened the Public Hearing on a request by Clyde Hargrove, Bethany/Garden Valley, LTD, for a Zoning Amendment from Two Family Dwelling (2F) zoning district to Planned Development-Single Family Dwelling-3 (PD-SF3), with Concept Plan, located at the intersection of Garden Valley Parkway and Sagebrush Lane, at Property ID 263936, being 5 J B & A ADAMS 11.1 ACRES, and Property ID 261716, being 5 J B & A ADAMS 11.86 ACRES- Owner: WP LEGACY LTD (ZA2016-69).

Director of Planning Darren Groth reviewed the following case summary:

- Request is to change zoning from a Two Family Dwelling (2F) district to Planned Development-Single Family Dwelling-3 (PD-SF3), with Concept Plan
- A companion Preliminary Plat (PLM2016-57) was submitted with this application

**Additional Existing Requirements**

1. Each Residence shall have 100% Masonry, Brick or Stone on front of home (Hardy Plank is Excluded).
2. Each Residence shall have matching brick or stone Mailboxes, or as mandated by the U.S. Post Office.
3. There shall be a minimum of two (2) three inch (3") Caliper Trees in front yard.
4. All Garages shall be two (2) car attached garages. No Carports.

**New/Additional Requirements per this Amendment**

5. Each resident shall meet or exceed City of Waxahachie's building standards, including elevations and building material.
6. Minimum Lot width on cul-de-sacs and eyebrows may be 45 feet measured at the front building line. One lot on an eyebrow may have a Minimum Lot width of 41 feet measured at the front building line.
7. Minimum Lot depth on two lots within the development may be less than 100 feet but not less than 95 feet.
8. Minimum Front Yard Setback may be reduced by 5 feet on eyebrows but shall not be less than 20 feet.
9. Maximum Lot Coverage shall be fifty-two percent (52%) by main building and accessory structures.
10. There shall be a minimum of an 8/12 Roof Pitch.
11. PD-2F is hereby eliminated as an allowable development standard from future phases of Garden Valley.
12. Trees planted on an individual lot shall be no closer than 20 feet apart.
13. Street parkways along Garden Valley Parkway, Sagebrush Lane, and Park Place Blvd. shall be screened by masonry walls and landscaped with irrigated sod, crepe myrtles and live oak trees.
14. All entryways shall be stone and brick with irrigated planters and capstone signage.

Mr. Groth recommended approval as presented.

Those who spoke for ZA 2016-69:

Mr. Robert Brown, 114 Whistler Lane, Waxahachie

Mr. Clyde Hargrove, Applicant, 101 Valley Ridge Drive, Red Oak, Texas, stated he has been working on this property for 15 years and stated the property was originally designated as duplexes. Mr. Hargrove explained after further review, he determined it was best to change to PD-SF3 to accommodate garden homes which will fill a void in the market. He stated garden homes versus duplexes are a win/win for the neighborhood, and city, and character for Park Place community and Garden Valley community.

There being no others to speak for or against ZA 2016-69, Chairman Cooper closed the Public Hearing.

**Mrs. Bonney Ramsey moved to approve on a request by Clyde Hargrove, Bethany/Garden Valley, LTD, for a Zoning Amendment from Two Family Dwelling (2F) zoning district to Planned Development-Single Family Dwelling-3 (PD-SF3), with Concept Plan, located at the intersection of Garden Valley Parkway and Sagebrush Lane, at Property ID 263936, being 5 J B & A ADAMS 11.1 ACRES, and Property ID 261716, being 5 J B & A ADAMS 11.86 ACRES- Owner: WP LEGACY LTD (ZA2016-69), subject to Staff Comments.** Mr. Erik Barnard seconded, **All Ayes.**

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Mr. Groth presented Preliminary Plat of Garden Valley West, being 22.707 acres out of the J.B. & Ann Adams Survey, Abstract No. 5, being 138 lots - Owner: WP Legacy, LTD (PLM2016-57). He reviewed the following case summary and recommended approval:

- Request is to Preliminary Plat 22.707 acres into 138 residential lots within Garden Valley West subdivision.
- If approved by City Council, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.
- Once the revised plans are provided, staff will verify all outstanding comments were satisfied.

If comments not satisfied, then applicant will be notified.

If comments satisfied, applicant provides 5 signed plats.

**Vice Chairman Betty Jefferson moved to approve Preliminary Plat of Garden Valley West, being 22.707 acres out of the J.B. & Ann Adams Survey, Abstract No. 5, being 138 lots - Owner: WP Legacy, LTD (PLM2016-57), subject to Staff Comments.** Mr. Rick Keeler seconded, **All Ayes.**

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Chairman Cooper announced the following have been withdrawn per Applicant request:

- Public Hearing on a request by Will Winkelmann, Winkelmann & Associates, Inc., for a Detailed Site Plan for a Medical Facility use within the Planned Development-1-Commercial (PD-1-C) zoning district, located between 1150 W Highway 287 and 1090 W Highway 287 on a portion of Property ID 245307- Owner: WAXAHACHIE CROSSING II LLC (ZA2016-70).
- Continue Public Hearing on a request by Will Winkelmann, Winkelmann & Associates, Inc., for a Specific Use Permit (SUP) for a Pole Sign within a Planned Development-1-Commercial (PD-1-C) zoning district, located between 1150 W Highway 287 and 1090 W Highway 287 on a portion of Property ID 245307 – Owner: WAXAHACHIE CROSSING II LLC (ZA2016-63).

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Chairman Cooper opened the Public Hearing on a request by Mark Hillegeist, Cork and Keg, LLC, for a Specific Use Permit (SUP) to permit a Dance Hall, Tavern, or Night Club use, to allow a restaurant with alcohol sales exceeding 49 percent of the gross revenue, within a Central Area (CA) zoning district, located at 100 N College, Suite 106, being LOT 5 THRU 8 BLK 1 O T WAXAHACHIE BLK 1 0.4924 AC- Owner: ROGERS HOTEL PARTNERS LLC (ZA2016-71).

Director of Planning Darren Groth reviewed the following case summary and recommended approval:

- Request for SUP to permit a Dance Hall, Tavern, or Night Club use, to allow a restaurant with alcohol sales exceeding 49 percent of the gross revenue
  - Proposed restaurant may exceed 49% threshold
  - SUP request approval sought as safeguard

Mr. Mark Hillegeist, Applicant, 211 Katy Lake Drive, Waxahachie, was available for questions.

There being no others to speak for or against ZA 2016-71, Chairman Cooper closed the Public Hearing.

**After a brief discussion, Mr. Rick Keeler moved to approve on a request by Mark Hillegeist, Cork and Keg, LLC, for a Specific Use Permit (SUP) to permit a Dance Hall, Tavern, or Night Club use, to allow a restaurant with alcohol sales exceeding 49 percent of the gross revenue, within a Central Area (CA) zoning district, located at 100 N College, Suite 106, being LOT 5 THRU 8 BLK 1 O T WAXAHACHIE BLK 1 0.4924 AC- Owner: ROGERS HOTEL PARTNERS LLC (ZA2016-71), subject to Staff Comments.** Mrs. Bonney Ramsey seconded, **All Ayes.**

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Chairman Cooper opened the Public Hearing on a request by Raymond Paige for a Zoning Amendment from Single Family Dwelling-2 (SF2) zoning district to Planned Development-Single Family Dwelling-2 (PD-SF2), with Concept Plan, located at 601 E Jefferson, being LOT 4B BLK 63 TOWN - WAXAHACHIE 0.181 AC- Owner: PAIGE RAYMOND (ZA2016-72).

Director of Planning Darren Groth reviewed the following case summary:

- Request is to change zoning from Single Family Dwelling-2 (SF2) zoning district to Planned Development-Single Family Dwelling-2 (PD-SF2), with Concept Plan
- Companion replat (RP2016-60) submitted to subdivide the existing 0.181-acre lot into two lots
- Conceptual elevation plan depicts a two-story structure. The maximum height in a SF2 zoning district is two stories. Ordinance 2596, however, specifies that the massing, scale, and materials shall be appropriate to the neighborhood
- A two-story structure is not compatible with the existing neighborhood
- The average parcel size for the block bordered by Hill Street, E Jefferson Street, S Aiken Street, and MLK Jr. Blvd is approximately 0.312 acres.
  - a. The current maximum parcel is 0.727 acres.

- b. The current minimum parcel is 0.129 acres.
- c. The plat would create two parcels approximately 0.09 acres each, which would contain approximately 30 percent less land area than the current minimum parcel.

Mr. Groth reviewed redline drawing depicting vehicles not being able to maneuver in or out of the proposed parking noting Staff is requiring more detail and radius to ensure vehicle use in the parking spaces. He reported Staff is awaiting a reply from the applicant to address the outstanding comments. Mr. Groth recommended denial.

Vice Chairman Betty Jefferson asked the Mr. Paige, applicant, if he spoke to Staff to work out a plan to comply with infill standards. Mr. Paige stated he has not.

Mr. Groth stated if it is intended to be two separate families, it is required to be on two separate lots. If it was one lot and the proposal was to build one single-family structure, there would not be a need to rezone and that would just be a building permit because of the infill ordinance.

Chairman Cooper suggested continuing the Public Hearing to allow Mr. Paige to meet with Staff.

Mr. Groth asked the Commission for direction noting Staff has met with Mr. Paige numerous times to talk exactly about the issues addressed at this meeting and for the applicant to say he hasn't met is disingenuous. The Commission asked Mr. Paige to meet again with Staff to design something feasible for his property.

**After further discussion, Vice Chairman Betty Jefferson moved to continue the Public Hearing on a request by Raymond Paige for a Zoning Amendment from Single Family Dwelling-2 (SF2) zoning district to Planned Development-Single Family Dwelling-2 (PD-SF2), with Concept Plan, located at 601 E Jefferson, being LOT 4B BLK 63 TOWN - WAXAHAHCHIE 0.181 AC- Owner: PAIGE RAYMOND (ZA2016-72) to the Planning and Zoning Commission meeting of January 24, 2017. Mrs. Bonney Ramsey seconded, All Ayes.**

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Chairman Cooper opened the Public Hearing on a request by Raymond Paige for a residential Replat located at 601 E Jefferson, being LOT 4B BLK 63 TOWN - WAXAHAHCHIE 0.181 AC- Owner: PAIGE RAYMOND (RP 2016-60).

Director of Planning Darren Groth stated the request was to subdivide the existing 0.181-acre Lot 4, Block 63 lot into two lots. He stated because the previous case (ZA 2016-72), being a companion case, was continued, it must be approved in order for Replat ZA2016-60 can be approved. Mr. Groth recommended denying without prejudice.

There being no others to speak for or against RP 2016-60, Chairman Cooper closed the Public Hearing.

**Vice Chairman Betty Jefferson moved to deny, without prejudice, a request by Raymond Paige for a residential Replat located at 601 E Jefferson, being LOT 4B BLK 63 TOWN - WAXAHAHCHIE 0.181 AC- Owner: PAIGE RAYMOND (RP 2016-60). Mrs. Bonney Ramsey seconded, All Ayes.**



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Chairman Cooper opened the Public Hearing on a request by the City of Waxahachie to amend the Use Chart of the Zoning Ordinance to require a Specific Use Permit for zoning uses of “Hospital Acute Care”, “Hospital Chronic Care”, and “Medical Facilities” in all districts in which said uses are permitted (ZA 2016-74).

Director of Planning Darren Groth presented the current use chart pertaining to the Zoning Ordinance, Sections 33.3 and 33.7. He proposed a revised chart depicting Hospital Acute Care, Hospital Chronic Care, and Medical Facilities in all districts require a Specific Use Permit.

There being no others to speak for or against ZA 2016-74, Chairman Cooper closed the Public Hearing.

**Mrs. Bonney Ramsey moved to approve a request by the City of Waxahachie to amend the Use Chart of the Zoning Ordinance to require a Specific Use Permit for zoning uses of “Hospital Acute Care”, “Hospital Chronic Care”, and “Medical Facilities” in all districts in which said uses are permitted (ZA 2016-74). Mr. Erik Barnard seconded, All Ayes.**

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Chairman Cooper opened the Public Hearing on a request by Cody Skoda, DC Texas Construction, LLC for a residential Replat located at 113 McKenzie Street, being LOT 5-6B BLK 4 COLLEGE 0.45 AC - Owner: SKODA CODY (RP 2016-61).

Director of Planning Darren Groth reviewed the following case summary:

- Request is to subdivide the existing lot in accordance with Ordinance 2888, which was approved on September 19, 2016
- Utilities services need to be install prior to the recording of the final plat
- If approved, within 30 days the applicant shall provide one revised electronic plan set that incorporates all comments

Mr. Groth recommended approval.

There being no others to speak for or against RP 2016-61, Chairman Cooper closed the Public Hearing.

**Mr. Rick Keeler moved to approve a request by Cody Skoda, DC Texas Construction, LLC for a residential Replat located at 113 McKenzie Street, being LOT 5-6B BLK 4 COLLEGE 0.45 AC - Owner: SKODA CODY (RP 2016-61), subject to Staff Comments.** Vice Chairman Betty Jefferson seconded, **All Ayes.**

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Mr. Groth presented Final Plat of Willow Springs Phase Two – Section One, being a 10.453 acre addition in the J.B. & Ann Adams Survey, Abstract No. 5, being 30 single family lots- Owner: AGC Custom Homes, Inc. (FP2016-51). He reviewed the following case summary:

- Comments emailed to applicant on December 17, 2016 in the form of redlined drawings
- The applicant's resubmittal on December 27, 2016 satisfied the outstanding comments
- If approved by City Council, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments
- Staff recommends approval, as presented

**Mr. Rick Keeler moved to approve Final Plat of Willow Springs Phase Two – Section One, being a 10.453 acre addition in the J.B. & Ann Adams Survey, Abstract No. 5, being 30 single family lots- Owner: AGC Custom Homes, Inc. (FP2016-51), subject to Staff Comments.** Mr. Erik Barnard seconded, **All Ayes.**

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Mr. Groth presented Preliminary Plat of The Arbors Two, being a 41.715 acre addition in the H. Sange Survey, Abstract No. 1009, J. Sterrett Survey, Abstract No. 1024, being 125 residential lots and 2 park lots- Owner: Arbors WG Development, LLC (PLM2016-56). He reviewed the following case summary:

- Applicant resubmittal on January 6, 2017 addressed the redlined comments
- However, currently there are 221 lots in the phase 1, and there will be 125 additional lots proposed with this submittal being directed to Hwy 77. They show two additional access points but it is unsure how soon the adjacent properties will be developed and access road connections to North Grove Blvd will be constructed
- Staff recommends approval, per staff comments

Mr. Marty Hiles, 105 Holley Street, Waxahachie, stated as a resident at the Arbors at Willow Grove, he doesn't have any issues with the development and expressed his issues are with safety due to one ingress and one egress into the development.

Chairman Cooper expressed concern with the high volume of traffic on Highway 77 noting TxDot determines where traffic lights are placed.

Mr. Tony Martin, Applicant, 513 N. Sycamore Street, Waxahachie, stated it will take approximately a year for houses to sell in the new development and by that time North Grove Boulevard will be open and the development will have access points.

**After further discussion, Mr. Rick Keeler moved to approve Preliminary Plat of The Arbors Two, being a 41.715 acre addition in the H. Sange Survey, Abstract No. 1009, J. Sterrett Survey, Abstract No. 1024, being 125 residential lots and 2 park lots- Owner: Arbors WG Development, LLC (PLM2016-56), subject to Staff Comments.** Mr. Erik Barnard seconded, **All Ayes.**

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Mr. Groth presented Final Plat of Henry Estates, being 3.522 acres of land out of the Henry Bingham Survey, Abstract No. 154 in the Extra Territorial Jurisdiction (ETJ) – Owner: JHH Property Acquisition Services, LLC (FP2016-58). He reviewed the following case summary:

- Request is to Final Plat 2 single family lots within the Henry Estates subdivision.
- Final Plat can be recorded after the water service is connected
- If approved, within 30 days the applicant shall provide one revised electronic plan set that incorporates all comments
- Staff recommends approval, as presented

**Mrs. Bonney Ramsey moved to approve Final Plat of Henry Estates, being 3.522 acres of land out of the Henry Bingham Survey, Abstract No. 154 in the Extra Territorial Jurisdiction (ETJ) – Owner: JHH Property Acquisition Services, LLC (FP2016-58), subject to Staff Comments.** Vice Chairman Betty Jefferson seconded, **All Ayes.**

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Mr. Groth presented Final Plat of The Sanctuary, being 7.245 acres of land out of the Daniel Weaver Survey, Abstract No. 1138 in the Extra Territorial Jurisdiction (ETJ) – Owner: JHH Property Acquisition Services, LLC (FP2016-59). He reviewed the following case summary:

- Request is to Final Plat 6 single family lots within The Sanctuary subdivision
- Final Plat can be recorded after the water service is connected
- If approved, within 30 days the applicant shall provide one revised electronic plan set that incorporates all comments
- Staff recommends approval, as presented

**Vice Chairman Betty Jefferson moved to approve Final Plat of The Sanctuary, being 7.245 acres of land out of the Daniel Weaver Survey, Abstract No. 1138 in the Extra Territorial Jurisdiction (ETJ) – Owner: JHH Property Acquisition Services, LLC (FP2016-59), subject to Staff Comments.** Mrs. Bonney Ramsey seconded, **All Ayes.**

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Mr. Groth reported the Applicant filed a petition to extend approval of Preliminary Plat of Pioneer Point, being 194.502 acres in the Charles Atteberry Survey, Abstract No. 10 in the Extra Territorial Jurisdiction (ETJ) – Owner: Tamminga Family Partnership (PLM2014-50). He reviewed the following case summary:

- Request: Extension of PLM2014-50
- Owner(s): Kars Tamminga
- Current Zoning: ETJ
- Location: Northwest of Richard Rd & FM 66
- Acreage: 194.487
- Expiration Date: February 16, 2017

**Mr. Rick Keeler moved extend approval of Preliminary Plat of Pioneer Point, being 194.502 acres in the Charles Atteberry Survey, Abstract No. 10 in the Extra Territorial Jurisdiction (ETJ) – Owner: Tamminga Family Partnership (PLM2014-50).** Mrs. Bonney Ramsey seconded, **All Ayes.**

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**Citizens' Petitions and Requests:**

Mr. Groth stated in other municipalities agendas have a consent agenda for final plats, minutes, etc. that gets considers in one motion. He stated if the Commission entertains for procedural matters, he will look into it. The consensus of the Commission was for Mr. Groth to proceed.

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There being no further business, the meeting adjourned at 9:16 p.m.

Respectfully submitted,

Lori Saunders  
City Secretary