

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held on Tuesday, January 24, 2017 at 7:00 p.m. in the Council Chamber at 401 S. Rogers, Waxahachie, Texas.

- Members Present: Jim Cooper, Chairman
Rick Keeler
Bonney Ramsey
Erik Barnard
Melissa Ballard
- Members Absent: Betty Jefferson, Vice Chairman
Jim Phillips
- Others Present: Darren Groth, Director of Planning
James Gaertner, City Engineer
Steve Chapman, City Attorney
Lori Saunders, City Secretary
David Hill, Council Representative

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

CONSENT AGENDA:

- a. Minutes of the regular Planning and Zoning Commission meeting of January 10, 2017
- b. Preliminary Plat of Lot 1, Block A, Waxahachie Nissan subdivision, being 5.309 acres situated in the John B. Bounds Survey, Abstract Number 99 - Owner: Texas Waxahachie Crossroads Realty, LLC (PLM2016-62)
- c. Final Plat of Lot 1, Block A, Waxahachie Nissan subdivision, being 5.309 acres situated in the John B. Bounds Survey, Abstract Number 99 - Owner: Texas Waxahachie Crossroads Realty, LLC (FP2016-63)
- d. Final Plat of the Thompson Farm subdivision, being 3.942 acres situated in the F.M. Woodard Survey, Abstract Number 1120 in the Extra Territorial Jurisdiction (ETJ) - Owner Neal David Thompson (FP2016-64)

Ms. Bonney Ramsey moved to approve items a. through d. on the Consent Agenda. Mr. Erik Barnard seconded, **All Ayes.**

Chairman Cooper continued 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 presented the following case summary:

- Request is to change zoning from SF2 zoning district to PD-SF2, with Concept Plan.
- 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.
 - The current maximum parcel is 0.727 acres.
 - The current minimum parcel is 0.129 acres.
 - 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.
- Review comments emailed to applicant on December 17, 2016.
- On January 10, 2017, P&Z continued the case to their January 24 agenda.
- Companion replat (RP2016-60) submitted to subdivide the existing 0.181-acre lot into two lots.
 - RP2016-60 was denied by P&Z on January 10.
- The applicant met with City staff on January 19.
 - Staff reiterated the development options.
 - No changes were proposed.
- The applicant met with City staff on January 24.
 - No changes were proposed.
 - Requested to remain on the agenda.
- Staff recommends DENIAL.

Mr. Raymond Paige, 1510 Bracken, Waxahachie, stated there were several questions to be answered and noted the surveyor and utility crews haven't completed their work. He asked to continue the public hearing.

Mr. Groth reported from a staff perspective, the requested bulk and size doesn't meet the area and Mr. Paige noted they are not going to change anything.

Chairman Cooper asked if the applicant is willing to change to a single-family home and Mr. Paige stated only if he has to. Chairman Cooper noted as it stands the commission has no choice but to deny the request.

There being no others to speak for or against ZA 2016-72, Chairman Cooper closed the Public Hearing.

Mr. Rick Keeler moved to deny, without prejudice, 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). Ms. Melissa Ballard seconded. **All Ayes.**

Chairman Cooper opened the Public Hearing on a request by Jake Fears, Wier and Associates, for a **Zoning Amendment** from Heavy Industrial (HI) zoning district to Planned Development-Heavy Industrial (PD-HI), with Concept Plan, located at 2997 FM 387, being LOT 1R FOUR B S ADDN 28.73 AC – Owner: WAXAHACHIE ASSOCIATES LLC (ZA2016-73).

Director of Planning Darren Groth reviewed the following case summary:

- Applicant requests continue to a certain event:
 - Once the applicant evaluates the formal review of the proposed site plan.
- P&Z may not defer their report to City Council more than 90 days.
- If the delay starts 01/24/2017, this case has to be brought back no later than 04/11/2017.
 - If event doesn't occur by 4-11, staff will bring forward with the recommendation to deny for lack of progress.

There being no others to speak for or against ZA 2016-73, Chairman Cooper closed the Public Hearing.

Mr. Rick Keeler moved to continue the Public Hearing on a request by Jake Fears, Wier and Associates, for a Zoning Amendment from Heavy Industrial (HI) zoning district to Planned Development-Heavy Industrial (PD-HI), with Concept Plan, located at 2997 FM 387, being LOT 1R FOUR B S ADDN 28.73 AC – Owner: WAXAHACHIE ASSOCIATES LLC (ZA2016-73) to a “certain event.” Ms. Bonney Ramsey seconded, All Ayes.

Citizens' Petitions and Requests:

None

There being no further business, the meeting adjourned at 7:09 p.m.

Respectfully submitted,

Lori Saunders
City Secretary