

Planning and Zoning Commission
May 9, 2017

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held on Tuesday, May 9, 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
Jim Phillips
Erik Barnard

Member Absent: Melissa Ballard

Others Present: James Gaertner, City Engineer
Steve Chapman, City Attorney
Lori Saunders, City Secretary
Kelly Dent, Planner

Others Absent: Darren Groth, Director of Planning
David Hill, Council Representative

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

CONSENT AGENDA:

- a. Minutes of the regular P&Z meeting of April 25, 2017
- b. Replat of Blocks 342 and 346 of the Town Addition, an addition to the City of Waxahachie – Owner: Jackson Andrew (RP-17-0046)

Chairman Cooper announced item b. will be pulled from the Consent Agenda at the request of the Planning Director.

Mrs. Bonney Ramsey moved to approve item a. on the Consent Agenda. Mr. Erik Barnard seconded, **All Ayes.**

Chairman Cooper opened the Public Hearing on a request by Charles Ray for a Specific Use Permit (SUP) to allow an Accessory Building (Residential) greater or equal to 700 square feet use within a Single Family-1 (SF1) zoning district, located at 119 Fairway Drive, being Lot 9 Block 1 Katy Lake on the Greens PH 1 0.37 AC – Owner: Ray Charles & Deborah (SU-17-0045).

Ms. Kelly Dent, Planner, stated the applicant is seeking to build an accessory building to be used as a workshop being approximately 760 square feet. She recommended approval as presented.

There being no others to speak for or against SU-17-0045, Chairman Cooper closed the Public Hearing.

Mr. Rick Keeler moved to approve a request by Charles Ray for a Specific Use Permit (SUP) to allow an Accessory Building (Residential) greater or equal to 700 square feet use within a Single Family-1 (SF1) zoning district, located at 119 Fairway Drive, being Lot 9 Block 1 Katy Lake on the Greens PH 1 0.37 AC – Owner: Ray Charles & Deborah (SU-17-0045), as presented. Mr. Jim Phillips seconded, **All Ayes.**

Ms. Dent presented Preliminary Plat of Phase 1 Tilson home Addition for 1 commercial lot, being a 2.295 acre addition in the John Fifer Survey, Abstract Number 351 – Owner: Tilson Home Corporation (PP-17-0042). She reported this is a model home site and all comments Staff had prior to the preliminary plat were satisfied and recommended approval as presented.

Ms. Bonney Ramsey moved to approve Preliminary Plat of Phase 1 Tilson home Addition for 1 commercial lot, being a 2.295 acre addition in the John Fifer Survey, Abstract Number 351 – Owner: Tilson Home Corporation (PP-17-0042), subject to staff comments. Mr. Jim Phillips seconded, **All Ayes.**

Ms. Dent presented the Landscape Plan for Phase 1 Tilson Home Addition as a companion to PP-17-0042 – Owner: Tilson Home Corporation. She presented the plan depicting the water line noting trees cannot be planted over proposed water line. Ms. Dent recommended approval per staff comments.

After a brief discussion, Mr. Jim Phillips moved to approve the Landscape Plan for Phase 1 Tilson Home Addition as a companion to PP-17-0042 – Owner: Tilson Home Corporation, subject to staff comments. Mr. Erik Barnard seconded, **All Ayes.**

Ms. Dent presented Preliminary Plat of Ridge Crossing for 183 residential lots and 6 common areas, being 119.912 acres out of the William C. Tunnell Survey, Abstract Number 1080 – Owner: Shepherd Place Homes, Inc. She reported the applicant has not dedicated any park land to the City, therefore a cash-in-lieu option would require a payment of \$73,200, based on residential lots. Ms. Dent stated there are outstanding comments by Civil Engineer and recommended approval subject to staff comments.

Vice Chairman Betty Jefferson moved to approve Preliminary Plat of Ridge Crossing for 183 residential lots and 6 common areas, being 119.912 acres out of the William C. Tunnell Survey, Abstract Number 1080 – Owner: Shepherd Place Homes, Inc., subject to staff comments. Mr. Jim Phillips seconded, **All Ayes.**

Mr. James Gaertner, City Engineer, referenced Consent Agenda Item b. and recommended Replat of Blocks 342 and 346 of the Town Addition, an addition to the City of Waxahachie – Owner: Jackson Andrew (RP-17-0046) be denied.

Vice Chairman Betty Jefferson moved to deny Replat of Blocks 342 and 346 of the Town Addition, an addition to the City of Waxahachie – Owner: Jackson Andrew (RP-17-0046).
Mrs. Bonney Ramsey seconded, **All Ayes.**

Citizens' Petitions and Requests:

None

There being no further business, the meeting adjourned at 7:20 p.m.

Respectfully submitted,

Lori Saunders
City Secretary