

Planning and Zoning Commission
May 23, 2017

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held on Tuesday, May 23, 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
Melissa Ballard
Jim Phillips
Erik Barnard

Others Present: Darren Groth, Director of Planning
James Gaertner, City Engineer
Steve Chapman, City Attorney
Lori Saunders, City Secretary
Kelly Dent, Planner
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 May 9, 2017
- b. Final Plat of Lots 1 and 2, Block 1, Sunset hill, being a 2.003-acre addition in the H. Bigham Survey, Abstract 154, in the Extra Territorial Jurisdiction (ETJ) – Owner: Scott Family Holdings LTD Co. (RP-17-0055)

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

{Vice Chairman Betty Jefferson arrived}

Ms. Kelly Dent, Planner, presented Replat of Irwin Branch, a 14.6326-acre addition in the Extra Territorial Jurisdiction (ETJ) – Owner: Vaughn Danley W. (RP-17-0053). She reported the original request was denied by Staff and the applicant resubmitted a request on May 22, 2017. Ms. Dent stated staff has not had time to review and recommended to deny.

After further discussion, Mr. Rick Keeler moved to deny Replat of Irwin Branch, a 14.6326-acre addition in the Extra Territorial Jurisdiction (ETJ) – Owner: Vaughn Danley W. (RP-17-0053). Vice Chairman Betty Jefferson seconded, **All Ayes.**

Ms. Dent presented Replat of Town Addition, Block 184, a 3.954-acre addition in the Town Addition subdivision - Owner: GRANTAVA HOLDINGS LLC (RP-17-0054). She reported the applicant is seeking to divide the property into 6 separate lots. Staff has not received information from applicant as to how utility services will be provided to the new lots that are being developed and some comments remain outstanding. Ms. Dent recommended denial until Staff can make further recommendations.

After a brief discussion, Mr. Jim Phillips moved to deny Replat of Town Addition, Block 184, a 3.954-acre addition in the Town Addition subdivision - Owner: GRANTAVA HOLDINGS LLC (RP-17-0054). Vice Chairman Betty Jefferson seconded, All Ayes.

Chairman Cooper opened the Public Hearing on a request by Chris Acker, Acker Construction, for a Zoning Change from Two-Family Residential, Duplex (2F) and Multiple Family-2 (MF2) zoning districts to a Planned Development-Multiple Family-2 (PD-MF2), with Concept Plan for apartments located on Solon Road across the street from the WISD Transportation Center, being Property ID 175693 - Owner: SOLON 92 LTD (PD-17-0051).

Ms. Dent presented a site plan, fencing and dumpster elevations noting the applicant is proposing 112 apartment units. She recommended approval subject to the following staff comments:

- Provide elevation for Dumpster #1
- Clarify fencing plans for the property

Mr. Chris Acker, 5100 Honeysuckle Road, Midlothian, Acker Construction, was present for questions.

There being no others to speak for or against PD-17-0051, Chairman Cooper closed the Public Hearing.

Ms. Melissa Ballard moved to approve a request by Chris Acker, Acker Construction, for a Zoning Change from Two-Family Residential, Duplex (2F) and Multiple Family-2 (MF2) zoning districts to a Planned Development-Multiple Family-2 (PD-MF2), with Concept Plan for apartments located on Solon Road across the street from the WISD Transportation Center, being Property ID 175693 - Owner: SOLON 92 LTD (PD-17-0051), subject to staff comments. Vice Chairman Betty Jefferson 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