

Planning and Zoning Commission  
July 25, 2017

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held on Tuesday, July 25, 2017 at 7:00 p.m. in the Council Chamber at 401 S. Rogers, Waxahachie, Texas.

Commission Members:      Jim Cooper, Chairman  
   Rick Keeler  
   Bonney Ramsey  
   Melissa Ballard  
   Jim Phillips  
   Erik Barnard

Members Absent:             Betty Jefferson, Vice Chairman

Others Present:              Darren Groth, Director of Planning  
   Kelly Dent, Planner  
   James Gaertner, City Engineer  
   Lori Saunders, City Secretary  
   David Hill, Council Representative

1.     **Call to Order**
2.     **Invocation**

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

3.     **Consent Agenda**

All matters listed under Item 3, Consent Agenda, are considered routine by the P&Z and will be enacted by one motion. There will not be separate discussion of these items. Approval of the Consent Agenda authorizes the Chairman to execute all matters necessary to implement each item. Any item may be removed from the Consent Agenda for separate discussion and consideration by any member of the P&Z.

- a. Minutes of the regular P&Z meeting of July 11, 2017
- b. Request by Charles Cryer for a **Final Plat** of Lots 1 and 2, Cryer Addition, being a 3.902 acre addition in the William H. Morris Survey, Abstract 725, and in the Joseph Bell Survey, Abstract 62 in the Extra Territorial Jurisdiction (ETJ)- Owner: CRYER CHARLES (FP-17-0074)
- c. Request by Terry Weaver, JH Development, for a **Final Plat** of North Grove Boulevard, being 18.441 acres of land in the Allen W. Brown Survey, Abstract Number 102, the H. Sange Survey, Abstract Number 1009, the H. Levy Survey, Abstract No. 629, and the John B. Adams & Ann Adams Survey, Abstract Number 5 - Owner: MORITZ INTERESTS LTD, JHH NORTH GROVE DEVELOPMENT LLC, LUMPKINS MARGARET H (FP-17-0086)
- d. Request by Brett Hess, Hi View Real Estate, for a **Final Plat** of DeHaan Farms, a 5.045-acre addition in the J.C. Paxton Survey, Abstract 855 in the Extra Territorial Jurisdiction (ETJ) – Owner: DE HAAN LAMMERT & JETTY (FP-17-0090)

**Action:**

*Mrs. Bonney Ramsey moved to approve items a. through d. on the Consent Agenda. Ms. Melissa Ballard seconded, All Ayes.*

**4. Consider Preliminary Plat of Lakeridge II, a 2.596-acre addition in the Henri Levy Survey, Abstract 629 – Owner: FERRIS AVE BAPTIST CHURCH DBA THE AVENUE (PP-17-0088)**

Ms. Kelly Dent, Planner presented Preliminary Plat noting the applicant is looking to relocate from current location to the location depicted on the map. She referred to adequate public facilities noting services for the lot shall be provided. A note on the plat indicates that the owner of the remainder tract shall install water, sewer, streets, drainage, and dedicated right-of-way when the overall property is developed. Ms. Dent recommended approval per staff comments.

**Action:**

*Ms. Melissa Ballard moved to approve preliminary plat of Lakeridge II, a 2.596-acre addition in the Henri Levy Survey, Abstract 629 – Owner: FERRIS AVE BAPTIST CHURCH DBA THE AVENUE (PP-17-0088), subject to staff comments. Mr. Jim Phillips seconded, All Ayes.*

**5. Public Hearing on a request by Chris Acker, Acker Construction, for a Specific Use Permit (SUP) to allow a Medical Facility use within a Planned Development-83-Commercial (PD-83-C) zoning district, located on RVG Parkway across the street from Hunters Cove Apartments, being Property ID 238271 - Owner: ADEMM 1 FAMILY LIMITED PARTNERSHIP LTD (SU-17-0065)**

Chairman Cooper opened the Public Hearing.

Ms. Dent presented a location map of the proposed medical facility noting the applicant seeks an SUP to erect three medical office buildings on the site. The plan is to develop in three (3) phases, from west to east.

Mr. Chris Acker, 5100 Honeysuckle Road, Midlothian, Texas, representing the applicant, reported Phase 1 will be approximately 5,500 square feet and take approximately nine months to build out. Phase 2 and Phase 3 will follow.

There being no others to speak for or against SU-17-0065, Chairman Cooper closed the Public Hearing.

**6. Consider recommendation of Zoning Change No. SU-17-0065**

**Action:**

*Mrs. Bonney Ramsey moved to approve a request by Chris Acker, Acker Construction, for a Specific Use Permit (SUP) to allow a Medical Facility use within a Planned Development-83-Commercial (PD-83-C) zoning district, located on RVG Parkway across the street from Hunters Cove Apartments, being Property ID 238271 - Owner: ADEMM 1 FAMILY LIMITED PARTNERSHIP LTD (SU-17-0065), subject to staff comments. Mr. Erik Barnard seconded, All Ayes.*

7. **Public Hearing on a request by Bobby Nichols, Chandler Signs, for a Specific Use Permit (SUP) to allow a Pole Sign use within a Planned Development-3-General Retail (PD-3-GR) zoning district, located at 996 W Highway 287, being 1 A HARRIS ADDN 1.66 ACRES - Owner: CHICK FIL A INC (SU-17-0084)**

Chairman Cooper opened the Public Hearing.

Ms. Kelly Dent, Planner reported the applicant seeks to replace the existing pole sign with an update pole sign. The new sign will be erected where the current pole sign is located. The proposed sign complies with the stipulations for pole signs in the Zoning Ordinance.

Mr. Dan Hall, 3201 Manor Way, Dallas, Texas, representing the applicant reported the existing sign will be replaced with a fifty (50') foot sign displaying the new brand image.

There being no others to speak for or against SU-17-0084, Chairman Cooper closed the Public Hearing.

8. **Consider recommendation of Zoning Change No. SU-17-0084**

**Action:**

*Mr. Jim Phillips moved to approve a request by Bobby Nichols, Chandler Signs, for a Specific Use Permit (SUP) to allow a Pole Sign use within a Planned Development-3-General Retail (PD-3-GR) zoning district, located at 996 W Highway 287, being 1 A HARRIS ADDN 1.66 ACRES - Owner: CHICK FIL A INC (SU-17-0084), subject to staff comment. Ms. Melissa Ballard seconded. The vote was as follows:*

*Ayes: Jim Cooper  
Bonney Ramsey  
Melissa Ballard  
Jim Phillips  
Erik Barnard  
Noes: Rick Keeler*

*The motion carried.*

9. **Public Hearing on a request by Stuart Shaw, Bonner Carrington, for a Zoning Change from a General Retail (GR) zoning district to Planned Development-Multiple-Family District 2 (PD-MF2), with Concept Plan, located at 2250 Highway 287, being Property ID 194931 - Owner: HKM 287 LLC. (PD-17-0087)**

Chairman Cooper opened the Public Hearing.

Ms. Kelly Dent, Planner announced the applicant wishes to continue the Public Hearing to the Planning and Zoning Commission meeting of August 8, 2017.

10. **Consider recommendation of Zoning Change No. PD-17-0087**

**Action:**

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*Mr. Rick Keeler moved to continue a request by Stuart Shaw, Bonner Carrington, for a Zoning Change from a General Retail (GR) zoning district to Planned Development-Multiple-Family District 2 (PD-MF2), with Concept Plan, located at 2250 Highway 287, being Property ID 194931 - Owner: HKM 287 LLC. (PD-17-0087) to the Planning and Zoning Commission meeting of August 8, 2017. Mr. Jim Phillips seconded, All Ayes.*

**11. Public Comments**

None

**12. Adjourn**

There being no further business, the meeting adjourned at 7:14 p.m.

Respectfully submitted,

Lori Saunders  
City Secretary