

Planning & Zoning Commission
August 8, 2017

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held on Tuesday, August 8, 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 Kelly Dent, Planner James Gaertner, City Engineer Lori Saunders, City Secretary David Hill, Council Representative

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

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

3. **Consent Agenda**

- a. Minutes of the regular Planning and Zoning Commission meeting of July 25, 2017
- b. Request by Ivan Brigman, Tree Hill Homes, for a **Final Plat** of Taylor Ridge Phase 4, being a 56.766 acre addition in the S.B. Orton Survey, Abstract 813, in the Extra Territorial Jurisdiction (ETJ) – Owner: TREE HILL HOMES LP (FP-17-0093)

Action:

Mrs. Bonney Ramsey moved to approve items a. and b. on the Consent Agenda. Vice Chairman Betty Jefferson seconded, All Ayes.

Chairman Cooper announced the following items 8 and 9 have been withdrawn per the request of the applicant and therefore will not be considered:

8. **Continue 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)**
9. **Consider Recommendation of Zoning Change No. PD-17-0087**

4. **Continue Public Hearing on a request by Helen F. Reed, Helen's House, for a Zoning Change from a General Retail (GR) zoning district to Single Family-2 (SF2), located at 320 Lynn Street (Property ID 173399), being 2E PT PT RD 1 FERRIS 2ND 0.341 ACRES – Owner: REED HELEN F (ZC-17-0070)**

Chairman Cooper opened the Public Hearing.

Ms. Kelly Dent, Planner, announced the applicant requested to continue ZC-17-0070 to the Planning and Zoning Commission meeting of August 22, 2017.

5. **Consider recommendation of Zoning Change No. ZC-17-0070**

Action:

Vice Chairman Betty Jefferson moved to continue ZC-17-0070 to the Planning and Zoning Commission meeting of August 22, 2017. Mr. Erik Barnard seconded, All Ayes.

6. **Continue Public Hearing on a request by Helen F. Reed, Helen's House, for a Specific Use Permit (SUP) to allow a Family Home (child care in place of residence) use within a Single Family-2 (SF2) zoning district, located at 320 Lynn Street (Property ID 173399), being 2E PT PT RD 1 FERRIS 2ND 0.341 ACRES – Owner: REED HELEN F (SU-17-0071)**

Chairman Cooper opened the Public Hearing.

Ms. Dent announced the applicant requested to continue SU-17-0071 to the Planning and Zoning Commission meeting of August 22, 2017.

7. **Consider recommendation of Zoning Change No. SU-17-0071**

Action:

Vice Chairman Betty Jefferson moved to continue SU-17-0071 to the Planning and Zoning Commission meeting of August 22, 2017. Mrs. Bonney Ramsey seconded, All Ayes.

10. **Public Hearing on a request by Yongfei Lin, Waxahachie Foot Spa, for a Specific Use Permit (SUP) to permit Medical Facility use to allow a massage establishment [full body massage] within a Planned Development-20-General Retail (PD-20-GR) zoning district, located at 401 N Highway 77, Suite 11B, being 148 & 599 WM BASKINS & J JOHNSON (Property ID 180818) 6.85 ACRES – Owner: WINDWARD PARTNERS X. (SU-17-0091)**

Chairman Cooper opened the Public Hearing.

Ms. Dent reported the applicant seeks to establish a full body massage and therefore requires a Specific Use Permit to be allowed within General Retail districts.

Mr. Yongfei Lin, Applicant, stated patrons are requesting full body massages and therefore would like to incorporate it with the foot spa.

There being no others to speak for or against SU-17-0091, Chairman Cooper closed the Public Hearing.

11. Consider recommendation of Zoning Change No. SU-17-0091

Action:

Mrs. Bonney Ramsey moved to approve a request by Yongfei Lin, Waxahachie Foot Spa, for a Specific Use Permit (SUP) to permit Medical Facility use to allow a massage establishment [full body massage] within a Planned Development-20-General Retail (PD-20-GR) zoning district, located at 401 N Highway 77, Suite 11B, being 148 & 599 WM BASKINS & J JOHNSON (Property ID 180818) 6.85 ACRES – Owner: WINDWARD PARTNERS X. (SU-17-0091), subject to Staff Comments. Vice Chairman Betty Jefferson seconded, All Ayes.

12. Public Hearing on a request by Michael Tull for a Specific Use Permit (SUP) to allow Accessory Building (Residential) greater or equal to 700 S.F. use within the Planned Development-45-Residential (PD-45-R) zoning district, located at 136 Mustang Creek Drive, being 24 A CHAPMAN PLACE UNIT 9 (Property ID 219356) 0.727 ACRES – Owner: TULL MICHAEL J & ELIZABETH N (SU-17-0092)

Chairman Cooper opened the Public Hearing.

Ms. Dent reported the applicant seeks to erect a detached garage as an accessory building to a home that is under construction. She recommended approval.

There being no others to speak for or against SU-17-0092, Chairman Cooper closed the Public Hearing.

13. Consider recommendation of Zoning Change No. SU-17-0092

Action:

Mr. Rick Keeler moved to approve a request by Michael Tull for a Specific Use Permit (SUP) to allow Accessory Building (Residential) greater or equal to 700 S.F. use within the Planned Development-45-Residential (PD-45-R) zoning district, located at 136 Mustang Creek Drive, being 24 A CHAPMAN PLACE UNIT 9 (Property ID 219356) 0.727 ACRES – Owner: TULL MICHAEL J & ELIZABETH N (SU-17-0092). Mrs. Bonney Ramsey seconded, All Ayes.

14. Public Hearing on a request by John DeGunya, CEI Engineering, for a Replat of Lot 1A to create Lot 1R1, Block A and Lot 1R2, Block A of the Waxahachie Towne Center Addition subdivision (Property ID 138051), 9.868 acres – Owner: TARGET CORPORATION (RP-17-0094)

Chairman Cooper opened the Public Hearing.

Ms. Dent reported the replat is in regards to the Panera Bread location. She presented a site image located at Waxahachie Town Center Addition.

Ms. Dent recommended approval per the following comment:

- Prior to recording of the Final Plat, the recording information for the drainage easement by separate instrument will need to be on the plat

There being no others to speak for or against RP-17-0094, Chairman Cooper closed the Public Hearing.

15. Consider recommendation of Zoning Change No. RP-17-0094

Action:

Mr. Rick Keeler moved to approve a request by John DeGunya, CEI Engineering, for a Replat of Lot 1A to create Lot 1R1, Block A and Lot 1R2, Block A of the Waxahachie Towne Center Addition subdivision (Property ID 138051), 9.868 acres – Owner: TARGET CORPORATION (RP-17-0094), as recommended. Vice Chairman Betty Jefferson seconded, All Ayes.

16. Public Hearing on a request by John DeGunya, CEI Engineering, for a Specific Use Permit (SUP) to allow Restaurant or Eating Place with Drive-In Service use within the Planned Development-50-General Retail (PD-50-GR) zoning district, located at 1316 N Highway 77, being a portion of Lot 1A of the Waxahachie Towne Center Addition subdivision, 1.358 ACRES – Owner: TARGET CORPORATION (SU-17-0095)

Chairman Cooper opened the Public Hearing.

Ms. Dent reported the applicant seeks to construct a drive-thru at the Panera Bread location at Waxahachie Town Center Addition noting it requires a Specific Use Permit. She recommended approval as presented.

There being no others to speak for or against SU-17-0095, Chairman Cooper closed the Public Hearing.

17. Consider recommendation of Zoning Change No. SU-17-0095

Action:

Mrs. Bonney Ramsey moved to approve a request by John DeGunya, CEI Engineering, for a Specific Use Permit (SUP) to allow Restaurant or Eating Place with Drive-In Service use within the Planned Development-50-General Retail (PD-50-GR) zoning district, located at 1316 N Highway 77, being a portion of Lot 1A of the Waxahachie Towne Center Addition subdivision, 1.358 ACRES – Owner: TARGET CORPORATION (SU-17-0095), as presented. Mr. Erik Barnard seconded, All Ayes.

18. Public Hearing on a request by John DeGunya, CEI Engineering, for a Specific Use Permit (SUP) to allow Unified Lot Sign use within the Planned Development-50-General Retail (PD-50-GR) zoning district, located at 1316 N Highway 77, being a portion of Lot 1A of the Waxahachie Towne Center Addition subdivision, 1.358 ACRES – Owner: TARGET CORPORATION (SU-17-0096)

Chairman Cooper opened the Public Hearing.

Ms. Dent reported the application is for a unified lot sign. Target's pole sign is located in what will now be Panera Bread's parking lot. To prevent Target from having to remove their sign into their lot and Panera Bread to establish a separate sign, the applicant proposed to add Panera's sign onto the currently existing Target sign. She recommended approval as presented.

There being no others to speak for or against SU-17-0096, Chairman Cooper closed the Public Hearing.

19. Consider recommendation of Zoning Change No. SU-17-0096

Action:

Mr. Rick Keeler moved to approve a request by John DeGunya, CEI Engineering, for a Specific Use Permit (SUP) to allow Unified Lot Sign use within the Planned Development-50-General Retail (PD-50-GR) zoning district, located at 1316 N Highway 77, being a portion of Lot 1A of the Waxahachie Towne Center Addition subdivision, 1.358 ACRES – Owner: TARGET CORPORATION (SU-17-0096) as presented. Vice Chairman Betty Jefferson seconded, All Ayes.

20. Public Comments

Mr. James Gaertner, City Engineer, announced today is the last meeting for Planning Director Darren Groth and stated he enjoyed working with him.

The Commission thanked Mr. Groth for his service and wished him well. Mrs. Bonney Ramsey thanked Mr. Groth for raising the standards for the Commission.

Chairman Jim Cooper announced his term will end September 30, 2017 and after serving on the Commission for 28 years, he is stepping down.

21. Adjourn

There being no further business, the meeting adjourned at 7:26 p. m.

Respectfully submitted,

Lori Saunders
City Secretary