

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held on Wednesday, February 10, 2010 at 4:30 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
Mary Lou Shipley
Anthony Mottla
Melissa Ballard

Others Present: Clyde Melick, Director of Planning
Steve Chapman, Assistant City Attorney
Lori Saunders, City Secretary
N.B. "Buck" Jordan, Council Representative

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

Mr. Rick Keeler moved approval of the minutes of the regular Planning & Zoning Commission meeting of January 27, 2010. Ms. Mary Lou Shipley seconded, **All Ayes.**

Chairman Jim Cooper opened the Public Hearing Zoning Amendment Request No. 2009-40: Request by Ellis County Coalition for Health Options dba Hope Clinic for a zoning change approval from Office to Planned Development – Office to expand services to include dental and mental health to be located at 417 E. Jefferson St., being 0.388 acres, Lot 1A, Block 107, Town Addition- Owner: Ellis County Coalition for Health Options dba Hope Clinic.

Ms. Mackey Owen, 101 Sumner Lane, Waxahachie, reported the capacity of patients seen was approximately 4,000 in 2008 and approximately 11,000 in 2009. The Hope Clinic added fifteen (15) staff members and offers new services including dental, mental health and prenatal. She explained they currently have a grant but it won't pay for the parking and removal of trees.

Planning Director Clyde Melick noted the Applicant request to expand their medical clinic with a modular building.

There being no others to speak for or against Zoning Amendment Request No. 2009-40, Chairman Cooper closed the Public Hearing.

Mr. Melick presented the following Staff Comments:

- 1) The applicant requests a zoning change from Office to Planned Development – Office for a .885 acre tract located adjacent to the current Hope Clinic in order to expand a medical clinic with a Modular Building
- 2) Single Family -2 zoned land is located to the east. Light Industrial-1 is located across Jefferson Street from this location
- 3) Note on site plan states "Landscaping shall conform to City of Waxahachie Standards", if this is the intent Landscaping Plan should be redone to Ordinance standards. If not, less landscaping may be requested through the site plan, and planned development process
- 4) The 2007 Future Land Use Plan calls for this to be Low Density Residential, with the current uses of land surrounding this tract, a zoning change to Office is compatible

After further discussion, Mrs. Bonney Ramsey moved to approve Zoning Amendment Request No. 2009-40: Request by Ellis County Coalition for Health Options dba Hope Clinic for a zoning change approval from Office to Planned Development – Office to expand services to

include dental and mental health to be located at 417 E. Jefferson St., being 0.388 acres, Lot 1A, Block 107, Town Addition- Owner: Ellis County Coalition for Health Options dba Hope Clinic, subject to Staff Comments. Vice Chairman Betty Jefferson seconded, **All Ayes.**

Mr. Erik Dumas, Dumas Land Surveying, Inc., 401 N. Nolan River Road, Cleburne, Texas, requested approval of Final Plat of North Water Treatment Plant Addition located at 126 Alton Adams Drive, being Lots 1-5, Block A, and Lots 1-3, Block B, 84.078 acres in the Thomas Selby Survey, Abstract No. 1002 – Owner: Rockett S.U.D. (FP 2010-02).

Planning Director Clyde Melick presented the following Staff Comments and noted there was an incorrect statement referencing the city limits on the previous plat and a correction reflecting the public utility easement on Lot 3.

- 1) Applicant proposes the final plat of 84.708 acre tract north of Butcher Road at the corner of Alton Adams Drive and US Highway 77
- 2) This entire tract is within the city limits, the note and city limits line close to US Highway 77 should be corrected on the plat
- 3) There is a city Public Sanitary Sewer line that runs north to south in Lot 3, Block B, this should be shown in a fifteen (15') foot public utility easement
- 4) Within thirty (30) days after City Council approval, please provide the City Building and Development Department with twelve (12) corrected copies and Mylars all with original signatures

Vice Chairman Betty Jefferson moved to approve Final Plat of North Water Treatment Plant Addition located at 126 Alton Adams Drive, being Lots 1-5, Block A, and Lots 1-3, Block B, 84.078 acres in the Thomas Selby Survey, Abstract No. 1002 – Owner: Rockett S.U.D. (FP 2010-02, subject to Staff Comments. Ms. Mary Lou Shipley seconded, **All Ayes.**

There being no further business the meeting adjourned at 4:46 p.m.

Respectfully submitted,

Lori Saunders
City Secretary