

A G E N D A

The Waxahachie Planning & Zoning Commission will hold a regular meeting on ***Tuesday, February 27, 2018 at 7:00 p.m.*** in the Council Chamber at 401 S. Rogers St., Waxahachie, TX.

Commission Members: Rick Keeler, Chairman
 Melissa Ballard, Vice Chairman
 Betty Square Coleman
 Bonney Ramsey
 Jim Phillips
 Erik Barnard
 David Hudgins

1. Call to Order
2. 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 Planning & Zoning Commission meeting of February 13, 2018
 - b. Minutes of the Planning & Zoning Commission Briefing of February 13, 2018
 - c. Request by Clyde Hargrove, Bethany/Garden Valley, Ltd, for a **Final Plat** of Garden Valley West for 138 lots, being 22.707 acres out of J.B. & Ann Adams Survey, Abstract 5 (Property ID 263936 and 261716) – Owner: WP LEGACY LTD (FP-18-0005)
4. **Public Hearing** on a request by Chris Reeves, Quickway Signs, for a Specific Use Permit (SUP) to allow an **Electronic Message Sign** use within a Planned Development-General Retail (PD-GR) zoning district, located at 125 Park Place Blvd, being LOT 4A BLK A PARK PLACE PROFESSIONAL CENTER .6885 AC (Property ID 247587) – Owner: HOLTZ PROCUREMENT LTD (SU-18-0015)
 5. **Consider** recommendation of Zoning Change No. SU-18-0015
 6. **Public Hearing** on a request by Jeff Crannell, CCM Engineering, for an Amendment to Ordinance No. 2752 for the Camden Park Phases 1 and 2 Planned Development District to increase Maximum Lot Coverage in the Single Family-3 base district from 35% to 50% by main building and accessory structures. (PD-18-0016)
 7. **Consider** recommendation of Zoning Change No. PD-18-0016

8. **Public Hearing** on a request by Alvernon Jones, Jr., Bad Boy Bail Bonds, for a Specific Use Permit (SUP) to allow **Bail Bond Agency** use within a Planned Development-4-Commercial (PD-4-C) zoning district, located at 201 Amanda Lane, Suite 102, being LOT B BLK 8 SOLON PLACE-REV 0.588 AC (Property ID 175691) – Owner: D P GARDENA PROPERTY INVESTMENTS (SU-18-0008)
9. **Consider** recommendation of Zoning Change No. SU-18-0008
10. **Public Hearing** on a request by Steve Miller, Steve Miller Real Estate, for a Zoning Change from a Single Family-3 (SF3) zoning district to **Planned Development-Single Family-3 (PD-SF3) with Concept Plan**, located at 415 W. Light Street, being LOT 1 BLK 13 BULLARD-REV 0.323 AC (Property ID 172392) - Owner: DONALD I & PEGGY E COLE REVOCABLE LIVING TRUST (PD-18-0007)
11. **Consider** recommendation of Zoning Change No. PD-18-0007
12. **Public Hearing** on a request by Chris Acker, Acker Construction, for a Zoning Change from a Single Family-3 (SF3) zoning district to **Planned Development-Single Family-3 (PD-SF3) with Concept Plan**, located at 1201 Wyatt Street, being LOT A&B BLK 212 TOWN - WAXAHACHIE 0.572 AC (Property ID 171515) - Owner: SOUTHFORK CAPITAL LLC (PD-18-0009)
13. **Consider** recommendation of Zoning Change No. PD-18-0009
14. **Consider** request by Chris Acker, Southfork Capital LLC, for a **Replat** of Block 212 and a portion of Block 214 of Town Addition, to create Lots 1-4, Block 212, and Lot 3, Block 214, Town Addition, 0.7431 acres (Property ID 171515) – Owner: SOUTHFORK CAPITAL LLC (RP-18-0010)
15. Public Comments
16. Adjourn

The P&Z reserves the right to go into Executive Session on any posted item.

This meeting location is wheelchair-accessible. Parking for mobility-impaired persons is available. Any request for sign interpretive services must be made forty-eight hours ahead of the meeting. To make arrangements, call the City Secretary at (469) 309-4005 or (TDD) 1-800-RELAY TX.