

A G E N D A

The Waxahachie Planning & Zoning Commission will hold a regular meeting on *Tuesday, June 12, 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 Planning & Zoning Commission 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 Planning & Zoning Commission.

- a. Minutes of the regular Planning & Zoning Commission meeting of May 22, 2018
- b. Minutes of the Planning & Zoning Commission Briefing of May 22, 2018
4. **Consider** request by Donnie Tucker, Tucker Surveyors, for a **Preliminary Plat** of Baker 1 for 1 lot, being 4.00 acres in the T.D. Mason Survey, Abstract 1227 (Property ID 271351) in the Extra Territorial Jurisdiction – Owner: DONNA G BAKER (PP-18-0075)
5. **Consider** request by Donnie Tucker, Tucker Surveyors, for a **Final Plat** of Baker 1 for 1 lot, being 4.00 acres in the T.D. Mason Survey, Abstract 1227 (Property ID 271351) in the Extra Territorial Jurisdiction – Owner: DONNA G BAKER (FP-18-0076)
6. **Consider** request by Vayne Thomas, P.O.M. Contracting LLC, for a **Replat** of Lot 5 and 6, Block 13, Harriet I. Nowlin Addition, to create Lot 5R, Block 13 0.619 acres (Property ID 175065) – Owner: WAYNE SUTTON (RP-18-0086)
7. **Public Hearing** on a request by Terry Gyde, Born 2 B A Blessing Birth Services, for a Specific Use Permit (SUP) for **Medical Facilities** use within a Commercial zoning district, located at 612 S. Rogers Street, being 2 20 BULLARD 0.454 ACRES (Property ID 172376) - Owner: JACK & LAURA HODGE (SU-18-0085)
8. **Consider** recommendation of Zoning Change No. SU-18-0085

9. *Consider* request by Joe Wilson, for a **Preliminary Plat** of Wilson Family Farm for 1 lot, being 12.273 acres in the T. Mason Survey, Abstract 127 (Property ID 266860) – Owner: WILSON JOSEPH D & MISTY L WILSON (PP-18-0068)
10. *Consider* request by Joe Wilson, for a **Final Plat** of Wilson Family Farm for 1 lot, being 12.273 acres in the T. Mason Survey, Abstract 127 (Property ID 266860) – Owner: JOSEPH D WILSON & MISTY L WILSON (FP-18-0091)
11. *Consider* request by Chris Acker, Acker Construction, for a **Final Plat** of Dental Place Addition for 2 lots, being 2.081 acres situated in the John Gooch Survey, Abstract 393 (Property ID 184243) – Owner: INDIAN DRIVE HOLDINGS LLC (FP-18-0058)
12. *Consider* request by Dustin Jordan for a **Replat** of Tract 9A, Whispering Meadows Addition, to create Lots 1 through 4, Boyce Farms, 4.997 acres (Property ID 210307) in the Extra Territorial Jurisdiction – Owner: A GARRETT REAL ESTATE VENTURES LLC & KDJ INVESTMENTS LLC (RP-18-0084)
13. *Consider* request by Mickey Williams, Straightway Church, for a **Replat** of Lots 37 and 38, Highland Park Addition, to create Lot 37A, Highland Park Addition, 0.241 acre (Property ID 174037) – Owner: STRAIGHTWAY NONDENOMINATIONAL (RP-18-0073)
14. *Continue Public Hearing* on a request by Blain Vinson, Aspen Community Development, for a Zoning Change from a Single Family-3 zoning district to **Planned Development-SF-3, with Concept Plan**, located East of 865 Cantrell Street, being 6 JC ARMSTRONG 17.521 ACRES (Property ID 244351) - Owner: WALKER L GORDON ETAL (PD-18-0059)
15. *Consider* recommendation of Zoning Change No. PD-18-0059
16. *Public Hearing* on a request by the City of Waxahachie to amend Sections 2.1 through 2.10, “Procedures”, of Appendix C, “Subdivisions”, of the City of Waxahachie City Code (TA-18-0089)
17. *Consider* recommendation of Zoning Change No. TA-18-0089
18. *Consider* request by Jaison Stephen, Jacobs Engineering Group, Inc, for a **Preliminary Plat** of Harlan Village for 233 lots and 12 open space lots, being 77.70 acres in the Thomas Shelby Survey, Abstract 1002 (Property ID 191092) – Owner: HARLAN PROPERTIES INC (PP-18-0050)
19. *Consider* Landscape Plan for Harlan Village as a companion to PP-18-0050 – Owner: HARLAN PROPERTIES INC
20. *Public Hearing* on a request Kyle Hunt, Hunt Restoration, for a Specific Use Permit (SUP) for **Accessory Building (Residential) greater or equal to 700 S.F.** use within a Planned Development-28-General Retail zoning district, located at 520 N. College Street, being LOT 26 & PT 27 BLK 9 TOWN - WAXAHACHIE 0.471 AC (Property ID 170713) - Owner: BILLY L & SHARON G DUNCAN (SU-18-0087)
21. *Consider* recommendation of Zoning Change No. SU-18-0087

22. **Continue Public Hearing** on a request by Grant Robinson, CPG Homes LLC, for a Zoning Change from a Multi-Family-2 zoning district to **Planned Development-Multi-Family-2, with Concept Plan**, located East of new Waxahachie High School, being 1080 WM C TUNNELL 6.536 ACRES (Property ID 264879) - Owner: THE MARK ON 287 OWNER LLC (PD-18-0048)
23. **Consider** recommendation of Zoning Change No. PD-18-0048
24. **Public Hearing** on a request by Verlin Taylor, VKT Associates, for a Zoning Change from a Commercial zoning district to **Planned Development-Commercial, with Concept Plan**, located at 1501 Dr. Martin Luther King Jr Blvd., being 272 S M DURRETT 0.3426 ACRES (Property ID 182074) - Owner: VKT ASSOCIATES LLC (PD-18-0079)
25. **Consider** recommendation of Zoning Change No. PD-18-0079
26. **Continue Public Hearing** on a request by Barb Hall, Ervin USA, for a Specific Use Permit (SUP) for **Trailer, Truck Sales or Rental** use within a Light Industrial-2 and Future Development zoning district, located at 4675 N Interstate 35, being 790 EC NEWTON 29.74 ACRES (Property ID 188460) - Owner: LUIS ESTRADA (SU-18-0054)
27. **Consider** recommendation of Zoning Change No. SU-18-0054
28. **Consider** request by Joseph Willrich, BEFCO Engineering Inc, for a **Preliminary Plat** of Sterrett Industrial Addition for 1 lot, being 9.686 acres in the William B. Haynes Survey, Abstract 486 and the LB Outlaw Survey, Abstract 10 (Property ID 203820, 194221, and 188699) – Owner: M & M INVESTMENTS (PP-18-0081)
29. **Consider** request by Joseph Willrich, BEFCO Engineering Inc, for a **Final Plat** of Sterrett Industrial Addition for 1 lot, being 9.686 acres in the William B. Haynes Survey, Abstract 486 and the LB Outlaw Survey, Abstract 10 (Property ID 203820, 194221, and 188699) – Owner: M & M INVESTMENTS (FP-18-0082)
30. **Public Hearing** on a request by Stan Beard, Buc-ee's, LTD, for a Zoning Change from a Light Industrial-1 and Future Development zoning district to **Planned Development-Commercial, with Concept Plan**, located at the SW corner of I-35E and Butcher Road, being 790 E C NEWTON 58.718 ACRES (Property ID 188453) - Owner: 60 WAX RE HOLDINGS, LLC (PD-18-0088)
31. **Consider** recommendation of Zoning Change No. PD-18-0088
32. Public Comments
33. 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.