

# AGENDA

The Waxahachie Planning & Zoning Commission will hold a regular meeting on **Tuesday, June 26, 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 June 12, 2018
  - b. Minutes of the Planning & Zoning Commission briefing of June 12, 2018
  - c. Request by Mike Riley, Aspen Heights Construction, for a **Final Plat** of Aspen Heights for 1 lot, being 17.820 acres in the Emory W. Rogers Survey, Abstract 896 (Property ID 256879, 268390, 268389) – Owner: BRECKENRIDGE GROUP WAXAHACHIE TEXAS LP (FP-18-0105)
4. **Consider** request by Kars Tamminga for a **Final Plat** of Pioneer Point Phase 1 and 2 for 20 lots, being 29.068 acres situated in the Charles Atteberry Survey, Abstract 10 (Property ID 210780) in the Extra Territorial Jurisdiction – Owner: TAMMINGA FAMILY PRTNSP LTD (FP-18-0097)
  5. **Consider** request by Wes Dorough, JH-Development LLC, for a **Final Plat** of The Cove Phase Two for 94 residential and 1 open space lots, being 24.329 acres in the Henry Sange Survey, Abstract 1009, the Robert Russell Survey, Abstract 911, and the Henri Levy Survey, Abstract 629 (Property ID 223031) – Owner: MORITZ INTERESTS LTD (FP-18-0092)
  6. **Consider** Landscape Plan for The Cove Phase 2 as a companion to FP-18-0092 – Owner: MORITZ INTERESTS LTD
  7. **Consider** Landscape Plan for Sheppard’s Place as a companion to PP-17-0157 – Owner: JHDMC, LLC

8. **Public Hearing** on a request by Alyssa Martel, Solar City dba Tesla Energy, for a Specific Use Permit (SUP) for **Rooftop Solar Panel System** use within a Planned Development-Single Family-2 zoning district, located at 119 Rain Cloud Drive, being LOT 10 BLK Q BUFFALO RIDGE ADDN PH IIIB 0.173 AC (Property ID 267470) - Owner: MAU STEFAN & APRIL ROMAN (SU-18-0090)
9. **Consider** recommendation of Zoning Change No. SU-18-0090
10. **Consider** request by Stan Beard, Buc-ee's Ltd, for a **Preliminary Plat** of Buc-ee's Addition for 4 lots, being 58.72 acres in the Elbert C. Newton Survey, Abstract 790, John Shavor Survey, Abstract 1000, and Peter B. Stout Survey, Abstract 1003 (Property ID 188453) – Owner: 60 WAX RE HOLDINGS, LLC (PP-18-0098)
11. **Consider** request by R. Jay Anthony, AP Land Development LLC, for a **Preliminary Plat** of Springside Estates Phase 1 for 5 residential and 2 non-residential lots, being 88.651 acres situated in the John Collet Survey, Abstract 221 (Property ID 138304, 138712, 138303) in the Extra Territorial Jurisdiction – Owner: AKP STILLWATER PARTNERSHIP and AP WAXAHACHIE LIMITED PARTNERSHIP (PP-18-0094)
12. **Consider** request by R. Jay Anthony, AP Land Development LLC, for a **Final Plat** of Springside Estates Phase 1 for 5 residential and 2 non-residential lots, being 88.651 acres situated in the John Collet Survey, Abstract 221 (Property ID 138304, 138712, 138303) in the Extra Territorial Jurisdiction – Owner: AKP STILLWATER PARTNERSHIP and AP WAXAHACHIE LIMITED PARTNERSHIP (FP-18-0080)
13. **Public Hearing** on a request by Lance Rust, Joe Rust Co., for a Zoning Change from a Planned Development-Single Family-1 zoning district to **Single Family-1** located on Lone Elm Road before the turn near Meadow Crest Drive (Property ID 180711) - Owner: WALKER BRINT & WALKER CLINT (ZC-18-0093)
14. **Consider** recommendation of Zoning Change No. ZC-18-0093
15. **Consider** request by Lance Rust, Joe Rust Co., for a **Preliminary Plat** of Lone Elm Addition for 13 residential lots, being 21.607 acres in the E. H. Belcher Survey, Abstract 143 (Property ID 180711) – Owner: WALKER BRINT & WALKER CLINT (PP-18-0083)
16. **Public Hearing** on a request by Josh Spoerl, Arrive Architecture Group, for a Zoning Change from a General Retail zoning district to **General Retail and Planned Development-Mixed Use Residential, with Concept Plan**, located at NE corner of US 287 Bypass Service Road at FM 813, being 911 R RUSSELL 7.121 ACRES and 911 R RUSSELL 10.6200 ACRES (Property ID 227073 and 138302) - Owner: LYONS AMERICAN SECURITIES INC (PD-18-0074)
17. **Consider** recommendation of Zoning Change No. PD-18-0074

18. **Consider** request by James P. Moon, Attorney and Authorized Representative of Blue Bonnet Trails, LLC, Owner, for a **PETITION TO EXTEND APPROVAL** pursuant to Appendix C – Subdivisions, Section 2.3 – Procedures and Submission Requirements for Preliminary Plat Approval for Blue Bonnet Trail (Property ID 182266 and 182267) – Owner: BLUE BONNET TRAILS LLC (PP-18-0096)
19. **Consider** Landscape Plan for Blue Bonnet Trail as a companion to PP-18-0096 – Owner: BLUE BONNET TRAILS LLC
20. **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)
21. **Consider** recommendation of Zoning Change No. PD-18-0059
22. **Consider** request by Erik Barnard for a **Replat** of Lots 1 & 2, Block 5, Parkhill Addition, to create Lots 1A, 1B, and 1C, Block 5, Parkhill Addition, 0.407 acres (Property ID 175202) – Owner: BEG PARTNERS LLC (RP-18-0095)
23. **Continue 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)
24. **Consider** recommendation of Zoning Change No. TA-18-0089
25. Public Comments
26. 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.