

AGENDA

The Waxahachie Planning & Zoning Commission will hold a regular meeting on **Tuesday, July 10, 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 26, 2018
 - b. Minutes of the Planning and Zoning Commission briefing of June 26, 2018
4. **Consider** request by Hannah Kirkman for a **Replat** of Lots 58, 59 and part of 60, Ferris Second Addition - Revised, to create Lots 58A and 59A, Ferris Second Addition - Revised, 0.657 acres (Property ID 173378 and 173369) – Owner: KYLE & HANNAH KIRKMAN and THERESA A GASE (RP-18-0099)
5. **Consider** request by Bryan Connally, CBG Surveying, LLC, for a **Preliminary Plat** of Rodriguez-King Addition for 2 lots, being 2.00 acres situated in the Silas M. Durrett Survey, Abstract 272 (Property ID 182038) – Owner: CFLP INVESTMENTS LLC (PP-18-0102)
6. **Public Hearing** on a request by John Blacker, Hart, Gaugler, & Associates for a Specific Use Permit (SUP) for **Private School** use within a Light Industrial-1 zoning district, located at 3209 N Highway 77 and 150 W. Butcher Road, being LOT 1 BLK A LIFE SCHOOL WAXAHACHIE ADDN & LOT 2 BLK A BOYKIN BUSINESS PARK PH 2 43.554 AC and LOT 1R BLK A BOYKIN BUSINESS PARK PH 2 2.311 AC (Property ID 191082 and 233735) - Owner: LIFESCHOOL OF DALLAS (SU-18-0104)
7. **Consider** recommendation of Zoning Change No. SU-18-0104

8. **Consider** request by John Blacker, Hart, Gaugler, & Associates for a **Replat** of Lot 1, Block A, Lifeschool Waxahachie Addition and Lot 1R, Block A, Boykin Business Park Phase 2, to create Lot 1R, Block A, Life School Waxahachie Addition, 45.142 acres (Property ID 191082 and 233735) – Owner: LIFESCHOOL OF DALLAS (RP-18-0103)
9. **Continue 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)
10. **Consider** recommendation of Zoning Change No. PD-18-0074
11. **Public Hearing** on a request by Majd Chweki, Q Mart, for a Specific Use Permit (SUP) for **Convenience Store** use within a General Retail zoning district, located at 104 N Highway 77, Suite 106, being 50C 100A FERRIS 2ND 0.301 ACRES (Property ID 173382) - Owner: STEPHEN D SMITH (SU-18-0107)
12. **Consider** recommendation of Zoning Change No. SU-18-0107
13. Public Comments
14. 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.