

A G E N D A

The Waxahachie Planning & Zoning Commission will hold a regular meeting on ***Tuesday, September 11, 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. ***Public Comments:*** Persons may address the Planning & Zoning Commission on any issues. This is the appropriate time for citizens to address the Commission on any concern whether on this agenda or not. In accordance with the State of Texas Open Meetings Act, the Commission may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code.

4. ***Consent Agenda***

All matters listed under Item 4, 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 August 28, 2018
 - b. Minutes of the Planning and Zoning Commission briefing of August 28, 2018
 - c. Minutes of the Planning and Zoning Commission and City Council Joint Work Session of August 27, 2018
5. ***Public Hearing*** on a request by Stacy Lennon, Green Light Solar, for a Specific Use Permit (SUP) for **Small In-Ground Solar Panel System** use within a Planned Development-23-Single Family-1 zoning district, located at 97 Eagle Point Drive, 39 B CRYSTAL COVE ESTS 1.171 ACRES (Property ID 219032) - Owner: ALLEN JAMES (SU-18-0129)
 6. ***Consider*** recommendation of Zoning Change No. SU-18-0129
 7. ***Consider*** request by Erik Barnard for a **Preliminary Plat** of The Ranch at Hidden Creek for 6 lots, being 11.462 acres situated in the J. Sterrett Survey, Abstract 1026 and J. Stroop Survey, Abstract 1043 (Property ID 191449 and 191271) in the Extra Territorial Jurisdiction – Owner: BUTCHER ROAD PARTNERS LTD (PP-18-0132)

8. **Consider** request by Erik Barnard for a **Final Plat** of The Ranch at Hidden Creek for 6 lots, being 11.462 acres situated in the J. Sterrett Survey, Abstract 1026 and J. Stroop Survey, Abstract 1043 (Property ID 191449 and 191271) in the Extra Territorial Jurisdiction – Owner: BUTCHER ROAD PARTNERS LTD (FP-18-0133)
9. **Public Hearing** on a request by Tim Cummings for a Zoning Change from a Single Family-2 zoning district to **General Retail** located at 101 and 103 Lavista (Property ID 173837) - Owner: WESTBROOK BOBBY & TIM CUMMINGS (ZC-18-0134)
10. **Consider** recommendation of Zoning Change No. ZC-18-0134
11. **Public Hearing** on a request by Dalton Bradbury, Acker Construction, for a Zoning Change from a Light Industrial-1 zoning district to **Commercial** located at 2271 N Highway 77 (Property ID 235438) - Owner: ALL R&N HOLDINGS LLC (ZC-18-0135)
12. **Consider** recommendation of Zoning Change No. ZC-18-0135
13. **Consider** request by Marvin E. Singleton III, CNB of Texas, for a **Replat** of part of Lot 1A, Ferris Addition, to create Lot 1AR, Ferris Addition, 0.773 acres (Property ID 173282) – Owner: CITIZENS BANK OF TEXAS (RP-18-0136)
14. **Public Hearing** on a request by Austin Blankenbeckler, Carlisle, for a Zoning Change from a Planned Development-14-Heavy Industrial zoning district to **Planned Development-Heavy Industrial, with Concept Plan**, located at 1701 W. Highway 287 (Property ID 269700) - Owner: ACFB LOYAL TRUST & FAB III SECURE TRUST (PD-18-0137)
15. **Consider** recommendation of Zoning Change No. PD-18-0137
16. **Public Hearing** on a request by the City of Waxahachie to create a Historic Overlay District per the requirements of the Zoning Ordinance Number 3020, and as amended by Ordinance 2996 establishing Section 3.24, and ordering the changing of the Zoning Map thereof in accordance with said change. (TA-18-0145)
17. **Consider** recommendation of Zoning Change No. TA-18-0145
18. 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.

<p><i>Notice of Potential Quorum</i> <i>One or more members of the Waxahachie City Council may be present at this meeting.</i> <i>No action will be taken by the City Council at this meeting.</i></p>
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