

Planning and Zoning Commission
July 23, 2019

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, July 23, 2019 at 7:00 p.m. in the Council Chamber at 401 S. Rogers St., Waxahachie, TX

Members Present: Rick Keeler, Chairman
Melissa Ballard, Vice Chairman
Bonney Ramsey
Jim Phillips
David Hudgins
Erik Test

Member Absent: Betty Square Coleman

Others Present: Shon Brooks, Director of Planning
Colby Collins, Senior Planner
James Gaertner, City Engineer
Tommy Ludwig, Assistant City Manager
Lori Cartwright, City Secretary
Mary Lou Shipley, Council Representative

1. **Call to Order**
2. **Invocation**

Chairman Rick Keeler called the meeting to order and gave the invocation.

3. **Consent Agenda**

- a. **Minutes of the regular Planning & Zoning Commission meeting of July 9, 2019**
- b. **Minutes of the Planning and Zoning Commission briefing of July 9, 2019**

Action:

Mrs. Bonney Ramsey moved to approve items a. and b. on the Consent Agenda. Vice Chairman Melissa Ballard seconded, All Ayes.

4. **Continue Public Hearing on a request by Joy Ranton, Daniel's Den, for a Zoning Change from a Planned Development-28-General Retail zoning district to Planned Development-General Retail, with Concept Plan, to allow a Household Care Facility located at 512 N College Street (Property ID 170716) - Owner: ALFRED A & RHONNIE D TOMPKINS (PD-19-0066)**

Chairman Keeler announced the applicant withdrew their case and therefore no action to be taken.

5. **Consider recommendation of Zoning Change No. PD-19-0066**

Action:

None

6. **Continue Public Hearing on a request by Matt Moore, ClayMoore Engineering, Inc., for a Specific Use Permit (SUP) for Drive Through Establishment use within a Planned Development-42-Commercial zoning district, located at 1750 N Highway 77 (Property ID 263976) – Owner: WAX 77 INVESTORS LP (SU-19-0071)**

Chairman Keeler announced the applicant withdrew their case and therefore no action to be taken.

7. **Consider recommendation of Zoning Change No. SU-19-0071**

Action:

None

8. **Consider request by Dennis Little for a Preliminary Plat of Arrowhead Meadows for 2 lots, being 11.892 acres situated in the W. Harmoning Survey, Abstract 536 (Property ID 231890) in the Extra Territorial Jurisdiction – Owner: DENNIS LITTLE (PP-19-0080)**

Senior Planner Colby Collins reported the applicant is proposing a preliminary plat to divide one lot into two lots. He stated staff received a letter from Buena Vista-Bethel SUD depicting adequate services and adequate fire flow is available. Staff recommended approval.

Action:

Mr. Jim Phillips moved to approve a request by Dennis Little for a Preliminary Plat of Arrowhead Meadows for 2 lots, being 11.892 acres situated in the W. Harmoning Survey, Abstract 536 (Property ID 231890) in the Extra Territorial Jurisdiction – Owner: DENNIS LITTLE (PP-19-0080). Mr. David Hudgins seconded, All Ayes.

9. **Consider request by Dennis Little for a Final Plat of Arrowhead Meadows for 2 lots, being 11.892 acres situated in the W. Harmoning Survey, Abstract 536 (Property ID 231890) in the Extra Territorial Jurisdiction – Owner: DENNIS LITTLE (FP-19-0081)**

Mr. Collins reported the Final Plat is a companion case to the above Preliminary Plat (PP-19-0080) and recommended approval.

Action:

Mr. Jim Phillips moved to approve a request by Dennis Little for a Final Plat of Arrowhead Meadows for 2 lots, being 11.892 acres situated in the W. Harmoning Survey, Abstract 536 (Property ID 231890) in the Extra Territorial Jurisdiction – Owner: DENNIS LITTLE (FP-19-0081). Mr. David Hudgins seconded, All Ayes.

10. **Consider request by Logan Garrett for a Replat of Lot 1, Block A, Hidden Falls Addition, to create Lots 1A, 1B, and 1C, Block A, Hidden Falls Addition, 6.023 acres (Property ID 180909) in the Extra Territorial Jurisdiction – Owner: LOGAN GARRETT (RP-19-0082)**

Mr. Collins reported the applicant is proposing to replat one lot into three for residential use. He stated staff received a letter from Rockett SUD depicting adequate services and adequate fire flow is available. Staff recommended to approve subject to the drainage study needs to be conducted, the case number and signature block need to be added to the plat, and the clerical issues need to be addressed.

Action:

Mrs. Bonney Ramsey moved to approve a request by Logan Garrett for a Replat of Lot 1, Block A, Hidden Falls Addition, to create Lots 1A, 1B, and 1C, Block A, Hidden Falls Addition, 6.023 acres (Property ID 180909) in the Extra Territorial Jurisdiction – Owner: LOGAN GARRETT (RP-19-0082) subject to staff comments. Mr. Erik Test seconded, All Ayes.

- 11. Public Hearing on a request by Erica Ford, Titan Solar Power TX, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Planned Development-43-Single Family-3 zoning district, located at 3033 Coventry Lane (Property ID 228671) – Owner: BRIAN & BRENDA S BUTLER (SU-19-0085)**

Chairman Keeler opened the Public Hearing.

Mr. Collins reported the applicant is proposing solar panels and according to the current site plan submitted by the applicant, there will be no solar panel systems facing the public right-of-way. Staff recommended approval. Mr. Collins reported staff received one letter of support.

There being no others to speak for or against SU-19-0085, Chairman Keeler closed the Public Hearing.

- 12. Consider recommendation of Zoning Change No. SU-19-0085**

Action:

Mr. David Hudgins moved to approve a request by Erica Ford, Titan Solar Power TX, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Planned Development-43-Single Family-3 zoning district, located at 3033 Coventry Lane (Property ID 228671) – Owner: BRIAN & BRENDA S BUTLER (SU-19-0085) as presented. Vice Chairman Melissa Ballard seconded, All Ayes.

- 13. Public Hearing on a request by Gaye Mitschke, Furniture By Sleep Quarters, for a Specific Use Permit (SUP) for Outdoor Display use within a Planned Development-24-General Retail zoning district, located at 500 N Highway 77 (Property ID 180847, 247596, 247595) – Owner: STEVEN F & RICHARD A CHAPMAN (SU-19-0084)**

Chairman Keeler opened the Public Hearing.

Mr. Collins reported the applicant is proposing an outdoor display to allow customers to envision how the furniture will look in an outside setting. He showed a rendering of the existing structure noting the applicant intends to update the facade of the existing structure to stucco to make the site more aesthetically pleasing. As part of the upgrade, the stand alone ice machine will be removed. Staff recommended approval subject to no stacking of furniture at outdoor storage area.

Mr. Steve Mitschke, applicant, 500 N. Highway 77, Waxahachie, stated the presentation of the rendering is what will be built. The new look of the store will represent the quality of furniture they have inside the store.

Mr. Steve Chapman, 1602 Alexander Drive, Waxahachie, noted he and his brother own the property and the applicant has leased it for 30 years. He stated the applicant has the opportunity to purchase the property.

Mrs. Don Nelson, 1611 Alexander Drive, Waxahachie, expressed concern with the fence between her home and the store. Mr. Chapman stated the new fence will be an eight foot brick fence.

Planning Director Shon Brooks stated the Ordinance will reflect an eight foot brick fence.

There being no others to speak for or against SU-19-0084, Chairman Keeler closed the Public Hearing.

14. Consider recommendation of Zoning Change No. SU-19-0084

Action:

Vice Chairman Melissa Ballard moved to approve a request by Gaye Mitschke, Furniture By Sleep Quarters, for a Specific Use Permit (SUP) for Outdoor Display use within a Planned Development-24-General Retail zoning district, located at 500 N Highway 77 (Property ID 180847, 247596, 247595) – Owner: STEVEN F & RICHARD A CHAPMAN (SU-19-0084) subject to staff comments. Mrs. Bonney Ramsey seconded, All Ayes.

15. Public Comments

None

16. Adjourn

The Commissioners thanked Planning Director Shon Brooks for the recent tour and helping them to understand what is happening in the metroplex.

There being no further business, the meeting adjourned at 7:18 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary