

Planning and Zoning Commission  
December 14, 2021

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, December 14, 2021 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  
Betty Square Coleman  
Bonney Ramsey  
Jim Phillips  
David Hudgins  
Erik Test

Others Present: Shon Brooks, Executive Director of Development Services  
Jennifer Pruitt, Director of Planning  
Colby Collins, Planning Manager  
Zack King, Planner  
James Gaertner, Director of Public Works & Engineering  
Amber Villarreal, City Secretary  
Melissa Olson, Council Representative

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

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

**3. Public Comments**

Paul Bailey, 580 Washington Avenue, Waxahachie, Texas, inquired about the finishing of the parks at North Grove and requested pickle ball courts in his neighborhood.

Mike Hawkins, 208 Colter Drive, Waxahachie, Texas, spoke in opposition to ZDC-155-2021 and offered other land options for the site.

Lacy Barnaby, 226 Dakota Drive, Waxahachie, Texas, spoke in opposition to ZDC-155-2021 due to concerns with safety and appearance.

Jeramya Henson, 1107 Ovilla Road, Waxahachie, Texas, spoke in opposition to ZDC-155-2021 due to traffic and safety concerns.

**4. Consent Agenda**

- a. Minutes of the regular Planning & Zoning Commission meeting of November 23, 2021
- b. Minutes of the Planning & Zoning Commission briefing of November 23, 2021
- c. Minutes of the City Council and Planning & Zoning Commission Joint Work Session of December 7, 2021

**Action:**

*Ms. Bonney Ramsey moved to approve items a. through c. on the Consent Agenda. Vice Chairman Melissa Ballard seconded, All Ayes.*

5. **Continue Public Hearing on a request by Josh Dunlap, for a Zoning Change from a Planned Development-General Retail to Planned Development-Multiple Family-2 (PD-MF-2) zoning district, located at 809 Dr. Martin Luther King Jr. Blvd. (Property ID 205458 and 171253) - Owner: GIBSON & GIBSON, LLC (ZDC-105-2021)**

Chairman Keeler announced the applicant requested to withdraw ZDC-105-2021.

6. **Consider recommendation of Zoning Change No. ZDC-105-2021**

*No action taken.*

7. **Continue Public Hearing on a request by Yomi and Siyanade Fayiga for a Zoning Change from a Future Development Zoning to Planned Development-General Retail (PD-GR) zoning district, located along Broadhead Road, East of Robbie E. Howard Junior High School (Property ID 178923) - Owner: EQUITY TRUST COMPANY CUSTODIAN FBO (ZDC-146-2021)**

Chairman Keeler continued the Public Hearing and announced the applicant requested to continue ZDC-146-2021 to the December 28, 2021 Planning and Zoning Commission meeting.

8. **Consider recommendation of Zoning Change No. ZDC-146-2021**

**Action:**

*Mr. David Hudgins moved to continue the Public Hearing on a request by Yomi and Siyanade Fayiga for a Zoning Change from a Future Development Zoning to Planned Development-General Retail (PD-GR) zoning district, located along Broadhead Road, East of Robbie E. Howard Junior High School (Property ID 178923) - Owner: EQUITY TRUST COMPANY CUSTODIAN FBO (ZDC-146-2021) to the December 28, 2021 Planning and Zoning Commission meeting. Ms. Betty Square Coleman seconded, All Ayes.*

9. **Consider request by Keegan Amos, DAE, for a Replat of Lots 1R and 2R, McEwen Addition, to create Lot 1R-1, McEwen Addition 1 Commercial Lot, being 2.996 acres (Property ID 174768 & 174769) – Owner: WIDRICK HOLDINGS LTD (SUB-193-2021)**

Planner Zack King presented the case noting the applicant is requesting to replat the property into one (1) lot for commercial use and staff recommended approval as presented.

**Action:**

*Mr. David Hudgins moved to approve a request by Keegan Amos, DAE, for a Replat of Lots 1R and 2R, McEwen Addition, to create Lot 1R-1, McEwen Addition 1 Commercial Lot, being 2.996 acres (Property ID 174768 & 174769) – Owner: WIDRICK HOLDINGS LTD (SUB-193-2021). Ms. Bonney Ramsey seconded, All Ayes.*

- 10. Consider request by Paul Colwell, Morgan & Bryan Properties LLC, for a Replat of Lot 3A, Block A, Park Place Professional Center, to create Lots 3A1 & 3A2, Block A, Park Place Professional Center, being 1.2129 acres (Property ID 247586) – Owner: Morgan & Bryan Properties LLC (SUB-167-2021)**

Mr. King presented the case noting the applicant is requesting to replat the property into two (2) lots for continued commercial use and staff recommended approval as presented.

**Action:**

*Mr. Jim Phillips moved to approve a request by Paul Colwell, Morgan & Bryan Properties LLC, for a Replat of Lot 3A, Block A, Park Place Professional Center, to create Lots 3A1 & 3A2, Block A, Park Place Professional Center, being 1.2129 acres (Property ID 247586) – Owner: Morgan & Bryan Properties LLC (SUB-167-2021). Mr. Erik Test seconded, All Ayes.*

- 11. Consider request by T.J. Wells, PE, Peloton Land Solutions, for a Final Plat of The Oak of North Grove, Phase I, 184 Residential Lots, 9 No-Residential Lots, being 81.121 acres situated in the J.B. Adams and A. Adams Survey, Abstract 5, the C.H. Bernard Survey, Abstract 106, the J. Billingsley Survey, Abstract 83, and the E. Rice Survey, Abstract 927, an addition to the City of Waxahachie (Property ID 284716) – Owner: BBCP NORTH GROVE 79, LLC & LUMPKINS STUART B JR ETAL (SUB-190-2021)**

Mr. King presented the case noting the applicant is requesting to plat the property into 147 single-family residential lots and 15 non-residential lots as part of The Oaks at North Grove Phase 1 subdivision. Mr. King noted the applicant intends to return with a replat for six open space lots in order to create an additional 37 single-family residential lots as originally shown once FEMA updates their map showing the area is no longer in the floodplain. He explained the applicant is requesting a variance from the right-of-way dedication requirement along the northern portion of this property and the Public Works & Engineering Department has reviewed and is satisfied with the proposed roadway layout. Staff recommended approval as presented and approval of the variance request.

**Action:**

*Mr. Jim Phillips moved to approve a request by T.J. Wells, PE, Peloton Land Solutions, for a Final Plat of The Oak of North Grove, Phase I, 184 Residential Lots, 9 No-Residential Lots, being 81.121 acres situated in the J.B. Adams and A. Adams Survey, Abstract 5, the C.H. Bernard Survey, Abstract 106, the J. Billingsley Survey, Abstract 83, and the E. Rice Survey, Abstract 927, an addition to the City of Waxahachie (Property ID 284716) – Owner: BBCP NORTH GROVE 79, LLC & LUMPKINS STUART B JR ETAL (SUB-190-2021) and recommends approval of variance request. Ms. Betty Square Coleman seconded, All Ayes.*

- 12. Public Hearing on a request by Amanda McDaniel, AMG Technology dba Nextlink Broadband, for a Specific Use Permit (SUP) for a Communications Antennas and Support Structures/Towers (Cell Tower) use within a Planned Development-Single Family-1 (PD-SF-1) zoning district located at 185 Saratoga Drive (Property ID**

**240969) - Owner: WAXAHACHIE SADDLEBROOK ESTATES HOMEOWNERS ASSOCIATION INC (ZDC-182-2021)**

Chairman Keeler opened the Public Hearing.

Planning Manager Colby Collins presented the case noting the applicant is requesting approval to allow an existing 50 ft. tall internet tower on 2.78 acres within the Saddlebrook Estates Homeowner's Association common area. Staff recommended approval per the following staff comments:

1. The applicant will need to obtain a building permit from the City of Waxahachie Building Inspections Department prior to construction of the proposed structure.

Chairman Keeler clarified the tower is already installed and Mr. Collins noted the applicant was not aware a Specific Use Permit was needed.

Those who spoke in favor:

Gary Taylor, 104 Traveller Street, Waxahachie, Texas

There being no others to speak for or against ZDC-182-2021, Chairman Keeler closed the Public Hearing.

**13. Consider recommendation of Zoning Change No. ZDC-182-2021**

**Action:**

*Ms. Bonney Ramsey moved to approve a request by Amanda McDaniel, AMG Technology dba Nextlink Broadband, for a Specific Use Permit (SUP) for a Communications Antennas and Support Structures/Towers (Cell Tower) use within a Planned Development-Single Family-1 (PD-SF-1) zoning district located at 185 Saratoga Drive (Property ID 240969) - Owner: WAXAHACHIE SADDLEBROOK ESTATES HOMEOWNERS ASSOCIATION INC (ZDC-182-2021) per staff comments. Vice Chairman Melissa Ballard seconded, All Ayes.*

**14. Public Hearing on a request by Mark Gundert, for a Specific Use Permit (SUP) to allow an Accessory Building (Residential), Greater than or Equal to 700 SF use within a Single-Family Residential-2 zoning district located at 124 Kaufman Street (Property ID 170849) - Owner: RICHARD T STOCK (ZDC-191-2021)**

Chairman Keeler opened the Public Hearing.

Mr. Collins presented the case noting the applicant is requesting to construct a +700 sq. ft. accessory structure (garage/storage) in the rear of a single-family property and staff recommended approval per the following staff comments:

1. The applicant will need to obtain a building permit from the City of Waxahachie Building Inspections Department prior to construction of the proposed structure.
2. Any new pavement added to the site shall be concrete.

3. The structure shall not be used as a dwelling.

There being no others to speak for or against ZDC-191-2021, Chairman Keeler closed the Public Hearing.

**15. Consider recommendation of Zoning Change No. ZDC-191-2021**

**Action:**

*Vice Chairman Melissa Ballard moved to approve a request by Mark Gundert, for a Specific Use Permit (SUP) to allow an Accessory Building (Residential), Greater than or Equal to 700 SF use within a Single-Family Residential-2 zoning district located at 124 Kaufman Street (Property ID 170849) - Owner: RICHARD T STOCK (ZDC-191-2021) as presented. Mr. David Hudgins seconded, All Ayes.*

**16. Continue Public Hearing on a request by Akhila Reddy Gondi, Triangle Engineering, LLC, for a Specific Use Permit (SUP) for a Drive-Through Establishment (Starbucks) use within a General Retail zoning district located 1,500 feet South of Butcher Road and East of Hwy 77 (Property ID 189379) - Owner: VAQUERO HIGHWAY 77 WAXAHACHIE PARTNERS LP (ZDC-174-2021)**

Chairman Keeler continued the Public Hearing.

Mr. Collins presented the case noting the applicant is requesting approval to allow a drive-through establishment (Starbucks) on 0.912 acres. He explained the applicant provided three elevation/façade options per the Commission's request and staff recommended option 3. Staff recommended approval per the following staff comments:

1. A mutually agreed upon Development Agreement will be required for the development.
2. Staff suggests that the applicant remove the proposed access point from US Highway 77 and use the mutual access connection between O'Reilly Auto Parts and the subject property to be consistent with the overall driveway plan for the site.

Commissioner Jim Phillips asked if the applicant has agreed to move the access point as requested by staff and Mr. Collins explained they have verbally committed.

The applicant explained they have submitted their plans to TxDOT for approval of the proposed drive and are waiting on their evaluation. She explained the owner will conform to TxDOT's requirements for the drive.

There being no others to speak for or against ZDC-174-2021, Chairman Keeler closed the Public Hearing.

**17. Consider recommendation of Zoning Change No. ZDC-174-2021**

**Action:**

*Mr. David Hudgins moved to approve a request by Akhila Reddy Gondi, Triangle Engineering, LLC, for a Specific Use Permit (SUP) for a Drive-Through Establishment (Starbucks) use within*

*a General Retail zoning district located 1,500 feet South of Butcher Road and East of Hwy 77 (Property ID 189379) - Owner: VAQUERO HIGHWAY 77 WAXAHACHIE PARTNERS LP (ZDC-174-2021) selecting elevation/façade option 3. Ms. Betty Square Coleman seconded, All Ayes.*

**18. Public Hearing on a request by Ray Porter, The Summit at Breezy Acres, LLC, for a Zoning Change from a Light Industrial-1 (LI-1) and Future Development (FD) zoning district to Planned Development Commercial (C) zoning district located at the Northwest quadrant of Butcher Road and West of I-35S (Property ID 191034) - Owner: PRZYBYLSKI FAMILY REVOCABLE (ZDC-199-2021)**

Chairman Keeler opened the Public Hearing.

Mr. Collins presented the case noting the applicant is requesting approval of a Planned Development to construct an indoor firearms training and shooting facility and allow a retail/office on 3.3 acres. Staff recommended approval per the following staff comments:

1. The front setback shall be setback a minimum of 40 ft.
2. The proposed development shall meet the minimum requirements of the EPA (Environmental Protection Agency) regarding air flow and noise level.
3. If approved, a detailed site plan shall be reviewed administratively by staff.

Commissioner Phillips asked if the Butcher Road expansion will be accommodated by this development.

James Gaertner, Director of Public Works & Engineering, explained the details and right-of-way dedications will be reviewed during the platting process.

Ray Porter, 105 Lucas, Waxahachie, Texas, explained he has been working on this development for six years and noted he has been working with the EPA on the compliance requirements for the proposed gun range. He noted there will be extensive sound barriers and lead exposure will be monitored closely.

There being no others to speak for or against ZDC-199-2021, Chairman Keeler closed the Public Hearing.

**19. Consider recommendation of Zoning Change No. ZDC-199-2021**

**Action:**

*Ms. Bonney Ramsey moved to approve a request by Ray Porter, The Summit at Breezy Acres, LLC, for a Zoning Change from a Light Industrial-1 (LI-1) and Future Development (FD) zoning district to Planned Development Commercial (C) zoning district located at the Northwest quadrant of Butcher Road and West of I-35S (Property ID 191034) - Owner: PRZYBYLSKI FAMILY REVOCABLE (ZDC-199-2021) per staff comments. Mr. Erik Test seconded, All Ayes.*

**20. Public Hearing on a request by Mark Stacy, MV-1005, LLC., for a Specific Use Permit (SUP) for a Drive Through Establishment (Car Wash) use within a Planned Development Single Family-1,2,3, Multi-Family-1, General Retail (PD-SF1,2,3 MF-1**

**GR) (North Grove Planned Development) zoning district located south of North Grove Blvd and east of Highway 77 (Property ID 283986) - Owner: SB CONNECTION (ZDC-189-2021)**

Chairman Keeler opened the Public Hearing.

Mr. Collins presented the case noting the applicant is requesting approval to allow a car wash drive-through establishment on 1.156 acres. Mr. Collins reviewed concerns with the use of the property and neighborhood opposition and noted staff recommended denial.

Mark Stacy, 412 S. Jefferson Street, Pilot Point, Texas, explained he has been in the car wash industry for 41 years and has produced 47 car washes with the developer. He noted the proposed 140-foot car wash tunnel would be the biggest and best in the area and is needed in Waxahachie.

Those who spoke in favor:

Shane Lindsey, 4410 Black Champ Road, Waxahachie, Texas  
Erik Chapman, 6491 Hayes Road, Midlothian, Texas  
Randy Palmer, Realtor

Those who spoke in opposition:

Paul Fritz, 343 Country Meadows, Waxahachie, Texas  
Paul Bailey, 580 Washington Avenue, Waxahachie, Texas

There being no others to speak for or against ZDC-189-2021, Chairman Keeler closed the Public Hearing.

**21. Consider recommendation of Zoning Change No. ZDC-189-2021**

**Action:**

*Mr. Jim Phillips moved to deny a request by Mark Stacy, MV-1005, LLC., for a Specific Use Permit (SUP) for a Drive Through Establishment (Car Wash) use within a Planned Development Single Family-1,2,3, Multi-Family-1, General Retail (PD-SF1,2,3 MF-1 GR) (North Grove Planned Development) zoning district located south of North Grove Blvd and east of Highway 77 (Property ID 283986) - Owner: SB CONNECTION (ZDC-189-2021). Vice Chairman Melissa Ballard seconded, the vote was as follows: Ayes: Rick Keeler, Melissa Ballard, Bonney Ramsey, and Jim Phillips. Noes: Betty Square Coleman, David Hudgins, and Erik Test.*

***The motion carried.***

**22. Public Hearing on a request by Terrance Jobe, Alluvium Development, Inc., for a Zoning Change from a General Retail (GR) and Future Development (FD) zoning districts to Planned Development Mixed-Use Residential (PD-MUR) zoning district, located west of 2374 W Highway 287 Bypass (Property ID 185971, 185978, 185972, 185886) - Owner: CAROLYN J HAMAN L/E (ZDC-188-2021)**

Chairman Keeler opened the Public Hearing.

Mr. Collins presented the case noting the applicant is requesting approval of a Planned Development to allow development of single-family homes, cottage style homes, retail/office, and park/open space on 188.46 acres. Staff recommended approval per the following staff comments:

1. If approved, a mutually agreed upon Development Agreement must be signed by the applicant.

Todd Winters, 201 Windco Circle, Wylie, Texas, explained the cottage lots are detached and will be alley served. He addressed traffic concerns and noted the developer will fully fund and coordinate with the City of Waxahachie and TxDOT for the design and installation of a traffic signal at the southern entrance to Montclair Heights. He explained the development has been updated to include mixed lot sizes, different elevations, and alleys.

Commissioner David Hudgins confirmed there are a few single-family-2 lots and the remaining lots are single-family-3 or smaller. He requested to have more single-family-2 lots within the development.

Commissioner Erik Test noted he is more concerned with the lack of architectural styles than lot sizes.

Chairman Keeler noted 46% of the lots will be alley served and questioned what the remaining lots will be. Mr. Winters explained the remaining lots will be j-swing, side entry, and front facing garages.

Mr. Winters confirmed there will be a screening wall between retail and residential and the retail will face the frontage road.

Commissioner Bonney Ramsey expressed concern with traffic and the close proximity to the high school.

Those who spoke in opposition:

Vicki Lindsey, 4410 Black Champ Road, Waxahachie, Texas  
Richard Rozier, 4250 Black Champ Road, Waxahachie, Texas  
Sheila Hudd, 3841 Black Champ Road, Waxahachie, Texas  
Kristin Lennon, 248 Valley View Drive, Waxahachie, Texas

Mr. Gaertner explained the City has been in contact with TxDOT regarding traffic issues on Highway 287. TxDOT plans to switch the entrance and exit ramps on north bound Highway 287 to alleviate traffic stacking on the highway. He also noted the plan is to have direct access from FM 664 to the intersection under Highway 287.

Mr. Winters explained the development is approximately 2-3 years out before impacting traffic.

Commissioner Betty Square Coleman expressed her concern with density, housing mix, and requested additional details.



Terrence Jobe, 2415 Somerfield Drive, Midlothian, Texas, explained the development is willing to offer different architectural styles and willing to stipulate off-set front entry garages.

Chris Wright, 808 W. Marvin, Waxahachie, Texas, inquired why the Commission would allow more density and not require developers to meet the minimum city standards.

There being no others to speak for or against ZDC-188-2021, Chairman Keeler closed the Public Hearing.

Commissioner Hudgins inquired about the possible need to re-evaluate alleys in the development.

The consensus of the Commission was to task the developer with providing specific architectural details, elements, designs, and elevations on the proposed homes on each lot size.

### **23. Consider recommendation of Zoning Change No. ZDC-188-2021**

#### **Action:**

*Mr. Erik Test moved to continue the Public Hearing on a request by Terrance Jobe, Alluvium Development, Inc., for a Zoning Change from a General Retail (GR) and Future Development (FD) zoning districts to Planned Development Mixed-Use Residential (PD-MUR) zoning district, located west of 2374 W Highway 287 Bypass (Property ID 185971, 185978, 185972, 185886) - Owner: CAROLYN J HAMAN L/E (ZDC-188-2021) to the December 28, 2021 Planning and Zoning Commission meeting. Ms. Bonney Ramsey seconded, **All Ayes.***

*{Commissioner Betty Square Coleman left the meeting at 9:42 p.m.}*

### **24. Continue Public Hearing on a request by Chip Boyd, JHDMC, LLC, for a Zoning Change from a Single Family-1 zoning district to Planned Development - Single Family-3 (PD-SF-3) zoning district, located at 823 Ovilla Road (Property ID 185893, 185891, 185980, 185979, 200064) - Owner: SUSAN M CALVERT (ZDC-162-2021)**

Chairman Keeler continued the Public Hearing.

Mr. Collins presented the case noting the applicant is requesting approval of a Planned Development to allow development of single-family homes, townhomes, and park/open space on 153.7 acres. Mr. Collins reviewed the applicant's variance request and noted staff recommended approval per the following staff comments:

1. If approved, a mutually agreed upon Development Agreement must be signed by the applicant.
2. The property shall be platted prior to any development.
3. The townhomes shall meet the articulation standards of section 5.09 of the City of Waxahachie Zoning Ordinance.
4. Staff suggest that the applicant implement more pocket parks among the single-family residential lots.
5. The proposed zoning change is contingent upon City Council approving the proposed annexation case (ANX-DNX-178-2021) for this property.

Chip Boyd, applicant, explained improvement to the area is needed for traffic improvements. He reviewed the variety of home products.

Those who spoke in opposition:

Ron Bunch, 707 Ovilla Road, Waxahachie, Texas  
Clay Cox, 750 Mallory Drive, Waxahachie, Texas

Jay Volk, engineer for the applicant, explained the three existing properties will still have access to their properties.

Mr. Gaertner explained professional engineering will be required to address drainage for the development.

After a lengthy discussion, it was the consensus of the Commission to task the applicant with providing updated details with zero front facing garage entry homes, multiple elevation styles, pocket parks on the west side, more distribution of pocket parks throughout the development, add detail to lot sizes, and full rear articulation to homes that are seen from the boulevard.

There being no others to speak for or against ZDC-162-2021, Chairman Keeler closed the Public Hearing.

**25. Consider recommendation of Zoning Change No. ZDC-162-2021**

**Action:**

*Vice Chairman Melissa Ballard moved to continue the Public Hearing on a request by Chip Boyd, JHDMC, LLC, for a Zoning Change from a Single Family-1 zoning district to Planned Development - Single Family-3 (PD-SF-3) zoning district, located at 823 Ovilla Road (Property ID 185893, 185891, 185980, 185979, 200064) - Owner: SUSAN M CALVERT (ZDC-162-2021) to the December 28, 2021 Planning and Zoning Commission meeting. Mr. Erik Test seconded, **All Ayes.***

**26. Continue Public Hearing on a request by Michael C. Jackson, Wynne Jackson, for Planned Development (PD) for an Industrial Complex (Manufacturing/Distribution) use within a Single Family - 1 Zoning District located West of Solon Road and East of Patrick Road (Property ID 189171 and 182299) - Owner: REED LAND MANAGEMENT (ZDC-155-2021)**

Chairman Keeler continued the Public Hearing.

Mr. Collins presented the case noting the applicant is requesting approval of a Planned Development to allow an industrial complex (manufacturing/distribution) on 341 acres. Staff recommended approval per the following staff comment:

1. A mutually agreed upon Development Agreement shall be signed by staff and the applicant.

Michael Jackson, applicant, explained the plan was updated to incorporate comments by staff, City Council, Planning and Zoning Commission, and citizens. He noted approximately \$41 million will be invested in infrastructure before any building construction and there will be improvements to Marshall Road to provide traffic relief. The developer is committed to a 100' landscape buffer adjacent to Settler's Glen. Mr. Jackson reviewed the summary of the planned development and a summary of the development agreement.

Mr. Winters explained there will be improvements made to Patrick Road, Solon Road, and Marshall Road.

Those who spoke in opposition:

Mike Hawkins, 208 Colter Drive, Waxahachie, Texas

Kristin Lennon, 248 Valley View Drive, Waxahachie, Texas

Margie Wenz, 237 Old Settlers Trail, Waxahachie, Texas

Andrew Pratz, 229 Dakota Drive, Waxahachie, Texas

Kaitlyn Pratz, 229 Dakota Drive, Waxahachie, Texas

Melissa Oswald, 216 Old Spanish Trail, Waxahachie, Texas

Janae Hawkins, 208 Colter Drive, Waxahachie, Texas

Milnor Oswald, 216 Old Spanish Trail, Waxahachie, Texas

There being no others to speak for or against ZDC-155-2021, Chairman Keeler closed the Public Hearing.

Commissioner Hudgins stated the subject property is already adjacent to commercial and that makes the case unique.

Council Member Melissa Olson noted she understands the citizens' concerns and things aren't always as bad as imagined.

## **27. Consider recommendation of Zoning Change No. ZDC-155-2021**

### **Action:**

*Mr. Jim Phillips moved to approve a request by Michael C. Jackson, Wynne Jackson, for Planned Development (PD) for an Industrial Complex (Manufacturing/Distribution) use within a Single Family - 1 Zoning District located West of Solon Road and East of Patrick Road (Property ID 189171 and 182299) - Owner: REED LAND MANAGEMENT (ZDC-155-2021). Vice Chairman Melissa Ballard seconded, the vote was as follows: Ayes: Rick Keeler, Melissa Ballard, Bonney Ramsey, Jim Phillips, and David Hudgins. Noes: Erik Test.*

***The motion carried.***

## **28. Adjourn**

Commissioner Jim Phillips thanked staff for their work.

Council Member Melissa Olson thanked everyone for their work and wished everyone a Merry Christmas.

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There being no further business, the meeting adjourned at 11:48 p.m.

Respectfully submitted,

Amber Villarreal

City Secretary