

Planning and Zoning Commission
December 11, 2018

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, December 11, 2018 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, 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 November 27, 2018
- b. Minutes of the Planning and Zoning Commission briefing of November 27, 2018

Action:

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

4. **Public Hearing on a request by Todd Wintters, Engineering Concepts & Design L.P., for a Planned Development Amendment to set the Minimum Lot Width at 70 feet, located West of Ovilla Road and 800' South of Highway 287 being 1080 WM C TUNNELL 119.683 ACRES (Property ID 191627) - Owner: A ONE PLUS INVESTMENT GROUP LLC (PD-18-0195)**

Chairman Keeler announced the applicant withdrew their application.

There being no others to speak for or against PD-18-0195, Chairman Keeler closed the Public Hearing.

5. **Consider recommendation of Zoning Change No. PD-18-0195**

Action:

None

- 6. Public Hearing on a request by Jason Eisman, Premier Solar Solutions, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Planned Development-Single Family-3 zoning district, located at 914 Creekview (Property ID 225451) – Owner: RODNEY MOFFETT (SU-18-0161)**

Chairman Keeler opened the Public Hearing.

Mr. Colby Collins, Senior Planner, reported the applicant seeks to install solar panels on the roof of their single family residence. He stated the panels will be located on the sides and rear of the house. Staff recommended approval.

There being no others to speak for or against SU-18-0161, Chairman Keeler closed the Public Hearing.

- 7. Consider recommendation of Zoning Change No. SU-18-0161**

Action:

Vice Chairman Melissa Ballard moved to approve a request by Jason Eisman, Premier Solar Solutions, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Planned Development-Single Family-3 zoning district, located at 914 Creekview (Property ID 225451) – Owner: RODNEY MOFFETT (SU-18-0161) subject to staff comments. Mr. David Hudgins seconded, All Ayes.

- 8. Continue Public Hearing on a request by Brandon Edgley, Marc Jones Construction LLC, DBA Sunpro Solar, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Single Family-2 zoning district, located at 231 Colt Drive (Property ID 241253) – Owner: GEORGE & DANA HOLLER (SU-18-0168)**

Chairman Keeler continued the Public Hearing.

Mr. Collins reported the applicant seeks to install solar panels on the roof of their single family residence. He stated the panels will be located on the sides and rear of the house. Staff recommended approval.

There being no others to speak for or against SU-18-0168, Chairman Keeler closed the Public Hearing.

- 9. Consider recommendation of Zoning Change No. SU-18-0168**

Action:

Mrs. Bonney Ramsey moved to approve a request by Brandon Edgley, Marc Jones Construction LLC, DBA Sunpro Solar, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Single Family-2 zoning district, located at 231 Colt Drive (Property ID 241253) – Owner: GEORGE & DANA HOLLER (SU-18-0168) subject to staff comments. Mr. David Hudgins seconded, All Ayes.

10. Public Hearing on a request by Devon McCarley, Freedom Solar Power, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Planned Development-Single Family-2 zoning district, located at 122 Gentle Winds (Property ID 267501) – Owner: BENJOHN G & CRISELDA M FRANCISCO (SU-18-0188)

Chairman Keeler opened the Public Hearing.

Mr. Collins reported the applicant seeks to install solar panels on the roof of their single family residence. He stated the panels will be located on the sides and rear of the house. Staff recommended approval.

Mr. Vicente Nazario, Jr., Sunpro Solar, was available for questions.

There being no others to speak for or against SU-18-0188, Chairman Keeler closed the Public Hearing.

11. Consider recommendation of Zoning Change No. SU-18-0188

Action:

Mr. Jim Phillips moved to approve a request by Devon McCarley, Freedom Solar Power, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Planned Development-Single Family-2 zoning district, located at 122 Gentle Winds (Property ID 267501) – Owner: BENJOHN G & CRISELDA M FRANCISCO (SU-18-0188) subject to staff comments. Mr. David Hudgins seconded, All Ayes.

12. Continue Public Hearing on a request by Troy Elison, Marc Jones Construction LLC, DBA Sunpro Solar, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Planned Development-27-Single Family-2 zoning district, located at 209 Hacienda Drive (Property ID 174301) – Owner: STEPHANIE YBARBO & ROGELIO MEJIA JR (SU-18-0169)

Chairman Keeler continued the Public Hearing.

Mr. Collins reported the applicant seeks to install solar panels on the roof of their single family residence. He stated the exhibit submitted by the applicant depicts a solar panel system facing the public right-of-way and explained, per the City Ordinance, rooftop solar panel systems must be installed so that they do not front onto the right-of-way. Staff recommended to deny SU-18-0169.

Mr. Vicente Nazario, Jr., Sunpro Solar, stated the purpose of the panels to the front of the residence facing the right-of-way is that it faces the west and if removed the savings of 95% will be reduced to 45%. He stated solar panels do not work on the north and south side of structures due to the sun.

There being no others to speak for or against SU-18-0169, Chairman Keeler closed the Public Hearing.

13. Consider recommendation of Zoning Change No. SU-18-0169

Action:

Mr. Jim Phillips moved to deny a request by Troy Elison, Marc Jones Construction LLC, DBA Sunpro Solar, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Planned Development-27-Single Family-2 zoning district, located at 209 Hacienda Drive (Property ID 174301) – Owner: STEPHANIE YBARBO & ROGELIO MEJIA JR (SU-18-0169). Mr. David Hudgins seconded, All Ayes.

14. Public Hearing on a request by Josh Morgan, Connect4Life Church, for a Zoning Change from a Planned Development-16-Light Industrial-1 zoning district to Multiple-Family Residential-2 located at 2795 John Arden (Property ID 189266) - Owner: INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL (ZC-18-0192)

Chairman Keeler opened the Public Hearing.

Mr. Collins reported the applicant intends to sell the land, before any construction of multi-family development. He stated the proposed multi-family zoning is adjacent to another multi-family development being Oxford at Crossroads Center. Mr. Collins stated staff prefers to create a Planned Development limiting the use to allow Multi-Family limited to senior housing. Also, if the zoning change is approved, staff recommended to require the applicant to submit a site plan to the Planning and Zoning Commission and City Council for review. He stated staff has no issues with rezoning but not comfortable with straight zoning to multi-family residential-2.

Mr. Chris Acker, 5100 Honeysuckle Road, Midlothian, stated the applicant seeks to zone 10 acres out of 14.455 acres and clarified there is no frontage on John Arden. He stated Alliance Boulevard will have to be extended to the property. Mr. Acker stated the applicant is seeking a tax credit that expires January 7, 2019 and asked the Commission to approve a Planned Development with age restriction of 55 plus. He asked for a Planned Development Agreement that can be reviewed.

The Commission held discussion and Mr. Tommy Ludwig, Assistant City Manager, stated the Commission can approve a base zoning and Mr. Acker can come back and request with a detailed site plan. Mr. Shon Brooks, Director of Planning, stated the City's base zoning is so restrictive that the applicant will need to come back and ask for variances.

Pastor Josh Morgan, Connect4Life Church, stated they are looking to zone only 10 acres and there will be no entrance or exit from John Arden.

There being no others to speak for or against ZC-18-0192, Chairman Keeler closed the Public Hearing.

15. Consider recommendation of Zoning Change No. ZC-18-0192

Action:

Ms. Betty Square Coleman moved to approve a request by Josh Morgan, Connect4Life Church, for a Zoning Change from a Planned Development-16-Light Industrial-1 zoning district to Multiple-Family Residential-2 located at 2795 John Arden (Property ID 189266) - Owner: INTER NATIONAL CHURCH OF THE FOURSQUARE GOSPEL (ZC-18-0192) subject to staff comments including the zoning change is approve for PD-MF-2 opposed to straight MF-2 zoning, PD allows for senior living (55+), the applicant has to come back to present a detailed site plan for PZ approval. Vice Chairman Melissa Ballard seconded, All Ayes.

16. Public Hearing on a request by Walter R Jackson, for a Zoning Change from a Single Family-3 zoning district to General Retail located at 3101 S Interstate 35 and 3103 S Interstate 35 (Property ID 179038 and 176910) - Owner: WALTER R AND MYRNA J JACKSON (ZC-18-0179)

Chairman Keeler opened the Public Hearing.

Mr. Collins showed a map of the property location noting the surrounding property is general retail zoning. He stated the applicant intends to maintain an existing flea market for retail use and explained the existing flea market was constructed illegally by the applicant. Mr. Collins noted the applicant request the zoning change in order to be compliant with the City. Staff recommended that all business activity cease until the property is compliant with the City's Building Department and Code Enforcement. Mr. Collins stated staff will not issue a Certificate of Occupancy until the property is cleaned up to meet city standards and Code Enforcement inspects the property.

Mr. Walter Jackson, 313 Lake Shore Drive, Waxahachie, owner, stated he wants to sell the property and explained that the property is leased to someone and they are aware it needs to be cleaned up.

Ms. Maria Gonzalez, 3105 S. Interstate 35, Waxahachie, stated she lives behind the proposed property noting she does not have any issue with the rezone. She stated the two properties share a driveway and it is blocked with customers parking in the driveway.

There being no others to speak for or against ZC-18-0179, Chairman Keeler closed the Public Hearing.

Chairman Keeler stated regardless if the Commission denies or approves the request and have the property cleaned up, do we want it Single Family or General Retail. Mr. Brooks stated the Future Land Use is slated for Genera Retail.

17. Consider recommendation of Zoning Change No. ZC-18-0179

Action:

Mr. Jim Phillips moved to deny a request by Walter R Jackson, for a Zoning Change from a Single Family-3 zoning district to General Retail located at 3101 S Interstate 35 and 3103 S Interstate 35 (Property ID 179038 and 176910) - Owner: WALTER R AND MYRNA J JACKSON (ZC-18-0179). Vice Chairman Melissa Ballard seconded. The vote was as follows:

*Ayes: Rick Keeler
Melissa Ballard
Betty Square Coleman
Bonney Ramsey
Jim Phillips*

*Noes: David Hudgins
Erik Test*

The motion carried.

- 18. Consider request by Kars Tamminga for a Final Plat of Pioneer Point, Phase 3 and 4 for 57 lots, being 70.160 acres situated in the Charles Atteberry Survey, Abstract 10 (Property ID 269432 and 210780) in the Extra Territorial Jurisdiction – Owner: PIONEER POINT FARMS LLC and TAMMINGA FAMILY PARTNERSHIP LTD (FP-18-0171)**

Mr. Collins reported the Final Plat is for a proposed residential development and stated Buena Vista-Bethel has indicated that their existing system can furnish the requested service for water distribution and fire flow requirements. Staff recommended approval.

Action:

Vice Chairman Melissa Ballard moved to approve a request by Kars Tamminga for a Final Plat of Pioneer Point, Phase 3 and 4 for 57 lots, being 70.160 acres situated in the Charles Atteberry Survey, Abstract 10 (Property ID 269432 and 210780) in the Extra Territorial Jurisdiction – Owner: PIONEER POINT FARMS LLC and TAMMINGA FAMILY PARTNERSHIP LTD (FP-18-0171) subject to staff comments. Mrs. Bonney Ramsey seconded, All Ayes.

- 19. Consider request by Jeff Crannell, Crannell Engineering, for a Final Plat of Camden Park, Phase 2 Addition for 91 lots, being 23.63 acres situated in the Silas M. Durrett Survey, Abstract 272 (Property ID 270070) – Owner: DFW 70-36 LLC (FP-18-0185)**

Mr. Collins reviewed the following outstanding staff comments that the applicant will be required to complete prior to filing the Final Plat:

- The plat cannot be filed until the city has received the Letter of Acceptance of Public Infrastructure
- County fees need to be paid
- The cash in lieu of park land dedication of \$36,400.00 will need to be paid
- Easement abandonment instrument number must be provided prior to filing

Staff recommends approval per above staff comments.

Mrs. Betty Square Coleman stated Peters Street runs behind the development and asked if streetscape such as sidewalks and trees will be planted on the outside of the brick wall to make it aesthetically pleasing.

Mr. James Gaertner, City Engineer, stated a ditch runs along Peters Street. Mr. Brooks stated that is outside the development area.

Action:

Mr. David Hudgins moved to approve a request by Jeff Crannell, Crannell Engineering, for a Final Plat of Camden Park, Phase 2 Addition for 91 lots, being 23.63 acres situated in the Silas M. Durrett Survey, Abstract 272 (Property ID 270070) – Owner: DFW 70-36 LLC (FP-18-0185) subject to staff comments. Mrs. Bonney Ramsey seconded. The vote was as follows:

*Ayes: Rick Keeler
Melissa Ballard
Bonney Ramsey
Jim Phillips
David Hudgins
Erik Test*

Noes: Betty Square Coleman

The motion carried.

20. Consider request by Jeff Crannell, Crannell Engineering, for a Preliminary Plat of Camden Estates for 432 lots, being 133.28 acres out of the Silas M. Durrett Survey, Abstract 272 (Property ID 182052) – Owner: COOPER ZADEH LLC (PP-18-0182)

Mr. Collins presented architectural samples for the development and recommended approval per the following staff comments:

- The ROW shown are fifty (50) feet. The City standard is now fifty-four (54) feet wide. Two (2) foot easements on both sides of the ROW are possible, but there is no indication of this on the plat. The two (2) foot sidewalk easement is recommended to match the rest of the development.
- If corner clips are not provided in the PD-2F section, a “corner clip and sidewalk easement” that measures fifteen (15) feet from back of curb must be provided. The sidewalk easement will need to follow the corner clip specifications on the design manual.
- Fifteen (15) foot utility easements are required along all street frontage, including on corner lots in the PD-2F section.
- New street names are needed in the PD-2F area.
- A screening wall easement along Parks School House Road is required.
- The construction plans and developers agreement are needed for the turn lane on Main St. Prior to Final Plat, the turn lane needs to be constructed or put the turn lane construction money into escrow.

- Regarding Block T, Lot 23: Indicate if a house fit this lot with the easement running through it.
- The drainage areas are not taking into account the offsite drainage area. This can increase the size of the storm system once you get into design. If the offsite drainage is not accounted, the proposed storm system will be undersized.
- Water and sewer cannot run parallel. Need a minimum of 9 feet separation.
- A 12-inch water line is required for commercial sites. Indicate compliance.
- Indicate street outline along Whitewater Drive.
- The minimum for concrete is 6" thick minimum with 3,600 psi (Class "C" concrete). May be thicker or need stronger concrete depending in the geotechnical report. The geotechnical report can be provided with the construction plans.
- The screening wall or fences cannot be going through the sewer easement. This space is needed for maintenance.
- Sidewalk must be continued for this project. 5-foot wide minimum sidewalk.

Chairman Keeler stated the Commission was explicit in the motion that they wanted proposed architectural amenities with architectural houses that was previously discussed and approved. He wants it clear as to what was previously approved in this Plat.

The Commission held discussion and Mr. Ludwig stated staff will coordinate to place the building standards in the City's requirements.

Action:

Mr. Jim Phillips moved to approve a request by Jeff Crannell, Crannell Engineering, for a Preliminary Plat of Camden Estates for 432 lots, being 133.28 acres out of the Silas M. Durrett Survey, Abstract 272 (Property ID 182052) – Owner: COOPER ZADEH LLC (PP-18-0182) subject to staff comments. Mr. David Hudgins seconded, All Ayes.

21. Consider request by Kaitlyn Taylor, Jacobs Engineering Group, for a Preliminary Plat of Saddlebrook Estates Central Tract West 1 & 2 for 87 lots, being 24.25 acres situated in the G. Carpenter Survey, Abstract 90 and M. Rafferty Survey, Abstract 898 (Property ID 262511) – Owner: 287 WAXAHACHIE LP (PP-18-0193)

Mr. Collins reported per the Agreement of Understanding signed on October 15, 2018 between the City and property owner depicts the issuance of no more than 100 residential building permits may be issued prior to the connection to US Highway 287. He stated the applicant is meeting all requirements and recommended approval.

Action:

Vice Chairman Melissa Ballard moved to approve a request by Kaitlyn Taylor, Jacobs Engineering Group, for a Preliminary Plat of Saddlebrook Estates Central Tract West 1 & 2 for 87 lots, being 24.25 acres situated in the G. Carpenter Survey, Abstract 90 and M. Rafferty Survey, Abstract 898 (Property ID 262511) – Owner: 287 WAXAHACHIE LP (PP-18-0193) subject to staff comments. Mrs. Bonney Ramsey seconded, All Ayes.

- 22. Consider request by Reginald Coulsell II for a Preliminary Plat of Crystal Cove Ranch for 1 lot, being 17.336 acres in the A.B. Fluery Survey, Abstract 374 (Property ID 183557) – Owner: CRYSTAL TAYLOR & REGINALD COULSELL II (PP-18-0186)**

Mr. Collins reported the utility easement required along the street frontage is fifteen foot and the applicant requested a ten foot utility easement. Staff recommended approval with the fifteen foot utility easement.

Ms. Crystal Taylor, property owner at Howard Road and Hunter Pass, stated she is okay with the fifteen foot utility easement but would like underground utilities. Mr. Gaertner stated the City's current ordinance stipulates underground utilities and explained to Ms. Taylor that she would have to contact the franchise utility companies for discussion of their utility lines.

Action:

Mr. Jim Phillips moved to approve a request by Reginald Coulsell II for a Preliminary Plat of Crystal Cove Ranch for 1 lot, being 17.336 acres in the A.B. Fluery Survey, Abstract 374 (Property ID 183557) – Owner: CRYSTAL TAYLOR & REGINALD COULSELL II (PP-18-0186) subject to staff comments. Vice Chairman Melissa Ballard seconded, All Ayes.

- 23. Consider request by Reginald Coulsell II for a Final Plat of Crystal Cove Ranch for 1 lot, being 17.336 acres in the A.B. Fluery Survey, Abstract 374 (Property ID 183557) – Owner: CRYSTAL TAYLOR & REGINALD COULSELL II (FP-18-0187)**

Mr. Collins reported applicant will be required to pay Ellis County fees, provide a Letter of Acceptance of Infrastructure, and submit revised drawings depicting the fifteen foot utility easement along street frontages.

Action:

Mrs. Betty Square Coleman moved to approve a request by Reginald Coulsell II for a Final Plat of Crystal Cove Ranch for 1 lot, being 17.336 acres in the A.B. Fluery Survey, Abstract 374 (Property ID 183557) – Owner: CRYSTAL TAYLOR & REGINALD COULSELL II (FP-18-0187) subject to staff comments. Vice Chairman Melissa Ballard seconded, All Ayes.

- 24. Continue Public Hearing on a request by Alan Lauhoff, Atlas Associates, Inc., for a Zoning Change from a Single Family-2 zoning district to Planned Development-Single Family-3 and General Retail, with Concept Plan, located South of Blue Bonnet Trails Phases 1 & 2 being 290 B B DAVIS 9.31 AC and 290 B B DAVIS 40.469 ACRES (Property ID 264992 and 182275) - Owner: BLUE BONNET TRAILS LLC (PD-18-0119)**

Chairman Keeler continued the Public Hearing and announced the applicant wishes to continue the Public Hearing to the Planning and Zoning Commission meeting of January 8, 2019.

25. Consider recommendation of Zoning Change No. PD-18-0119

Action:

Vice Chairman Melissa Ballard moved to continue a request by Alan Lauhoff, Atlas Associates, Inc., for a Zoning Change from a Single Family-2 zoning district to Planned Development-Single Family-3 and General Retail, with Concept Plan, located South of Blue Bonnet Trails Phases 1 & 2 being 290 B B DAVIS 9.31 AC and 290 B B DAVIS 40.469 ACRES (Property ID 264992 and 182275) - Owner: BLUE BONNET TRAILS LLC (PD-18-0119) to the Planning and Zoning Commission meeting of January 8, 2019. Mrs. Bonney Ramsey seconded, All Ayes.

26. Consider request by Garry R Turner for a Preliminary Plat of ICC Properties Addition for 1 lot, being 21.831 acres situated in the J. Harris Survey, Abstract 430 and James C. Armstrong Survey, Abstract 6 (Property ID 256792) – Owner: ICC PROPERTIES INC (PP-18-0142)

Mr. Collins reported staff recommends to approve per the following staff comments:

- The utility easements that run through the property need to be properly depicted on the plat drawing
- There is a proposed major thoroughfare B (110 foot right-of-way) that cuts this property in half north-south, running from I-35 south to US Highway 77 through to Will Street where it intersects to Jefferson Street

Mr. Collins stated staff recommends to bring the 110 foot right-of-way to 80 feet as well as all easements depicted on the plat.

Mr. Gaertner stated the utility easement for the water line is 15 foot being a 20 inch water line.

Mr. Garry Turner, ICC Properties, Inc., 604 Pleasant Run, Burleson Texas, stated the property has an existing slab and they can't develop a building for office space and parking due to the thoroughfare not giving them access. He stated trying to build back on the existing slab and it creates a hardship with the City's stipulations. Mr. Turner stated the location of the 15 foot utility easement is in the way of where they want to put an entry way noting he proposed to have the drive where it exists but it does not meet the requirements of TxDOT. Mr. Turner stated ICC Properties, Inc. is trying to have one development on the property and put another building in the middle of the property. He stated if a thoroughfare is required it will create traffic issues.

Chairman Keeler clarified there was a building on the slab in the 15 foot easement. Mr. Gaertner stated there was not a building and the easement can be shifted in order for the applicant to build on the slab. He explained to build north of the thoroughfare the applicant will have to cross a road to get to their warehouse. Mr. Gaertner stated the point of the thoroughfare is to have access to Interstate 35.

Action:

Mr. Jim Phillips moved to approve a request by Garry R Turner for a Preliminary Plat of ICC Properties Addition for 1 lot, being 21.831 acres situated in the J. Harris Survey, Abstract 430 and James C. Armstrong Survey, Abstract 6 (Property ID 256792) – Owner: ICC PROPERTIES INC (PP-18-0142) subject to staff comments. Mrs. Betty Square Coleman seconded, All Ayes.

27. Public Hearing on a request by Drew Dubocq, Bannister Engineering, for a Specific Use Permit (SUP) for Outside Storage use within a Heavy Industrial zoning district, located at 201 Butcher Road (Property ID 173464) – Owner: WAXAHACHIE ASSOCIATES LLC (SU-18-0194)

Chairman Keeler opened the Public Hearing.

Mr. Collins reported the applicant, ABC Supply Company, currently has an existing 128,000 square foot building at the subject property and due to the growth of the company, the applicant is proposing to store additional company material (roofing material, shingles, etc.) within the ABC Secure Storage along the property. He stated the applicant intends to screen the property with wood fencing as well as landscaping to help the property look more aesthetically pleasing from the Interstate 35 service road and Butcher Road. Mr. Collins reported at the street frontage, the applicant is proposing the addition of an entrance gate noting per Ordinance, the minimum stacking distance from the street is 100 feet. He explained the applicant's distance from the gate to property line is 40 feet and the distance to the road pavement is 62 feet. He stated the applicant is requesting relief from the 100 foot stacking requirement due to site constraints for the existing site.

The Commission held discussion pertaining to the height of the fence, landscaping, and the proposed entrance gate.

Mr. Jeff Linder, Bannister Engineering, 240 N. Mitchell Road, Mansfield, Texas, stated the company needs to store more materials and the landscaping can be changed to provide a more solid block. He presented pictures extending the drive and after further discussion requested to continue the public hearing in order to meet again with city staff for a solution.

28. Consider recommendation of Zoning Change No. SU-18-0194

Action:

Mr. Jim Phillips moved to continue a request by Drew Dubocq, Bannister Engineering, for a Specific Use Permit (SUP) for Outside Storage use within a Heavy Industrial zoning district, located at 201 Butcher Road (Property ID 173464) – Owner: WAXAHACHIE ASSOCIATES LLC (SU-18-0194) to the Planning and Zoning Commission meeting of January 29, 2019. Mr. David Hudgins seconded, All Ayes.

29. Public Comments

Mrs. Betty Square Coleman stated developments that come in the city needs to be more mindful about screening between properties. She asked how impact fees are collected and distributed. Mr. Gaertner stated roadway impact fees are used for that development zone and water and wastewater fees are distributed across the city.

Planning and Zoning Commission

December 11, 2018

Page 12

30. Adjourn

There being no further business, the meeting adjourned at 9:10 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary