

Planning and Zoning Commission
August 11, 2020

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, August 11, 2020 at 7:00 p.m. in the Council Chamber at 401 S. Rogers St., Waxahachie, TX.

Members Present: Rick Keeler, Chairman
Bonney Ramsey
David Hudgins
Erik Test

Members Absent: Melissa Ballard, Vice Chairman
Betty Square Coleman
Jim Phillips

Others Present: Shon Brooks, Director of Planning
Colby Collins, Senior Planner
Macey Martinez, Graduate 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. **Public Comments**

None

4. **Consent Agenda**

- a. Minutes of the regular Planning & Zoning Commission meeting of July 28, 2020

Action:

Mrs. Bonney Ramsey moved to approve item a. on the Consent Agenda. Mr. David Hudgins seconded, All Ayes.

5. **Public Hearing on a request by Brenden Determann, BFD Managing & Consulting LLC, for a Zoning Change from a Planned Development-General Retail zoning district to Single Family Residential-3, located north of 809 MLK (being a portion of Property ID 205458) - Owner: GIBSON & GIBSON LLC (ZDC-92-2020)**

Chairman Keeler opened the Public Hearing and announced the applicant requested to continue the Public Hearing on ZDC-92-2020 to the Planning and Zoning Commission meeting of August 25, 2020.

6. **Consider recommendation of Zoning Change No. ZDC-92-2020**

Action:

Mr. David Hudgins moved to continue the Public Hearing on a request by Brenden Determann, BFD Managing & Consulting LLC, for a Zoning Change from a Planned Development-General Retail zoning district to Single Family Residential-3, located north of 809 MLK (being a portion of Property ID 205458) - Owner: GIBSON & GIBSON LLC (ZDC-92-2020) to the Planning and Zoning Commission meeting of August 25, 2020. Mr. Erik Test seconded, All Ayes.

- 7. Public Hearing on a request by Mikel Craig, Waxahachie ISD, for a Zoning Change from a Single Family-1 and Commercial zoning district to Planned Development-Commercial, located at 2541 US Highway 287 Bypass (Property ID 276711) - Owner: Waxahachie ISD (ZDC-104-2020)**

Chairman Keeler opened the Public Hearing.

Senior Planner Colby Collins stated the applicant is requesting approval to allow construction of a fence to surround the Waxahachie AgriScience Facility to protect the students, as well as the livestock on the property. Waxahachie ISD intends to construct a six-foot tall black chain link fence along the East boundary of the property. The North and West boundaries of the property will be six foot tall and consist of cedar posts, staves, and high-tensile netting. Staff recommended approval.

Those who spoke for ZDC-104-2020:

Mr. Mikel Craig, Waxahachie ISD

There being no others to speak for or against ZDC-104-2020, Chairman Keeler closed the Public Hearing.

- 8. Consider recommendation of Zoning Change No. ZDC-104-2020**

Action:

Mrs. Bonney Ramsey moved to approve a request by Mikel Craig, Waxahachie ISD, for a Zoning Change from a Single Family-1 and Commercial zoning district to Planned Development-Commercial, located at 2541 US Highway 287 Bypass (Property ID 276711) - Owner: Waxahachie ISD (ZDC-104-2020) subject to staff comments. Mr. Erik Test seconded, All Ayes.

- 9. Public Hearing on a request by Matthew Smith, Vaquero Ventures, for a Specific Use Permit (SUP) for Convenience Store and Gasoline Sales use within a General Retail zoning district located at 1851 N Highway 77 (Property ID 262430) - Owner: TRIUMPH SQUARE LLC (ZDC-89-2020)**

Chairman Keeler opened the Public Hearing.

Mr. Collins reported the applicant is requesting approval to allow a Convenience Store with Gasoline Sales (7-Eleven) on 1.5 acres. The location will operate 24 hours a day, 7 days a week. There will be six gas pumps which allows for a maximum of 12 cars to fuel at any given time. The pumps will service both gasoline and diesel vehicles. There will be an average of three employees

per shift throughout the day and night. Per the applicant's request, a Development Agreement will be required for the property. Staff recommended approval.

Those who spoke for ZDC-89-2020:

Mr. Matthew Smith, Vaquero Ventures, 2900 Wingate Street, Fort Worth

There being no others to speak for or against ZDC-89-2020, Chairman Keeler closed the Public Hearing.

10. Consider recommendation of Zoning Change No. ZDC-89-2020

Action:

Mr. David Hudgins moved to approve a request by Matthew Smith, Vaquero Ventures, for a Specific Use Permit (SUP) for Convenience Store and Gasoline Sales use within a General Retail zoning district located at 1851 N Highway 77 (Property ID 262430) - Owner: TRIUMPH SQUARE LLC (ZDC-89-2020) subject to staff comments. Mr. Erik Test seconded, All Ayes.

11. Public Hearing on a request by Keaton L. Mai, The Dimension Group, for a Specific Use Permit (SUP) for Convenience Store and Gasoline Sales use within a General Retail zoning district located at the SW corner of Brown Street and US Highway 287 (being a portion of Property ID 179000) - Owner: BUFFALO CREEK PLAZA LLC (ZDC-96-2020)

Chairman Keeler opened the Public Hearing.

Mr. Collins reported the applicant is requesting approval to allow a Convenience Store with Gasoline Sales (7-Eleven) on 2.5 acres. This location will operate 24 hours a day, 7 days a week. There will be eight gas pumps which allows for a maximum of 16 cars to fuel at any given time. The pumps will service both gasoline and diesel vehicles. There will be an average of three employees per shift throughout the day and night. Per the applicant's request, a Development Agreement will be required for the property. Staff recommended approval.

Those whose spoke for ZDC-96-2020:

Mr. Keaton Mai, P.E, The Dimension Group
Mr. Michael Hampton, Crude Development

There being no others to speak for or against ZDC-96-2020, Chairman Keeler closed the Public Hearing.

12. Consider recommendation of Zoning Change No. ZDC-96-2020

Action:

Mrs. Bonney Ramsey moved to approve a request by Keaton L. Mai, The Dimension Group, for a Specific Use Permit (SUP) for Convenience Store and Gasoline Sales use within a General Retail zoning district located at the SW corner of Brown Street and US Highway 287 (being a portion of

Property ID 179000) - Owner: BUFFALO CREEK PLAZA LLC (ZDC-96-2020). Mr. Erik Test seconded, All Ayes.

13. Public Hearing on a request by Terry Nay, The Wash on Brown, for a Specific Use Permit (SUP) for Auto Laundry or Car Wash use within a General Retail zoning district located at 2201 Brown Street (Property ID 278472) - Owner: THE NAY COMPANY INC (ZDC-87-2020)

Chairman Keeler opened the Public Hearing.

Mr. Collins reported the applicant is requesting a deviation from Ordinance 3019 that requires the applicant to construct a masonry (drive-thru) screening wall on the property. He explained on May 21, 2108, City Council approved a Specific Use Permit to construct a car wash at 2201 Brown Street (The Wash on Brown St.) Within the exhibits approved by City Council, the Site Plan displayed a masonry wall that was ultimately not constructed by the applicant for the site.

Those who spoke for ZDC-87-2020:

Mr. Terry Nay, 711 Brookside, Waxahachie

14. Consider recommendation of Zoning Change No. ZDC-87-2020

Action:

Mr. Erik Test moved to continue the Public Hearing on a request by Terry Nay, The Wash on Brown, for a Specific Use Permit (SUP) for Auto Laundry or Car Wash use within a General Retail zoning district located at 2201 Brown Street (Property ID 278472) - Owner: THE NAY COMPANY INC (ZDC-87-2020) to the Planning and Zoning Commission meeting of August 25, 2020. Mr. David Hudgins seconded, All Ayes.

15. Public Hearing on a request by Ryan Morrow for a Specific Use Permit (SUP) for Trailer or Truck Sales or Rental use within a General Retail zoning district located at 3480 S Interstate 35 (Property ID 179036) - Owner: MORRIS COX (ZDC-88-2020)

Chairman Keeler opened the Public Hearing.

Mr. Collins reported the applicant is requesting to use an existing vacant building, located at 3480 S. Interstate 35, as a Truck Sales and Fleet Center. The applicant, Classic Truck Sales, intends to move its existing business from Dallas to the city of Waxahachie to continue to operate as Truck Sales and Fleet Center. Per the Operational Plan, the applicant intends to buy (wholesales) slightly used trucks and remarket them to various markets across the US. The main source of buyer will be internet based, in which trucks are sold to various markets paid for and delivered without ever coming to the facility. The applicant intends to keep some equipment on the property for inspection by the buyer, or for local representation. The proposed business will consists of five employees and will have business hours of 8:00 a.m. to 5:00 p.m. Monday thru Friday with closures on all major holidays.

Those who spoke for ZDC-88-2020:

Mr. Ryan Morrow, Classic Truck Sales, 3480 S. Interstate 35, Waxahachie

There being no others to speak for or against ZDC-88-2020, Chairman Keeler closed the Public Hearing.

16. Consider recommendation of Zoning Change No. ZDC-88-2020

Action:

Mrs. Bonnie Ramsey moved to approve a request by Ryan Morrow for a Specific Use Permit (SUP) for Trailer or Truck Sales or Rental use within a General Retail zoning district located at 3480 S Interstate 35 (Property ID 179036) - Owner: MORRIS COX (ZDC-88-2020) subject to staff comments. Mr. Erik Test seconded, All Ayes.

17. Public Hearing on a request by Clay Cristy, Claymoore Engineering, for a Specific Use Permit (SUP) for Pole Sign use within a Light Industrial-1 zoning district located at the SW corner of FM 66 and Interstate 35E (Property ID 174460) - Owner: DML LAND LLC (ZDC-91-2020)

Chairman Keeler opened the Public Hearing.

Mr. Collins reported the applicant is requesting approval for a Specific Use Permit of a Sign Plan for a McDonald's Drive-Thru Establishment per City Council request. The applicant proposed a new sign plan that displays a new pole sign (75 ft.) location as well as a monument sign located along the northwest boundary of the property.

Those who spoke for ZDC-91-2020:

Mr. Clay Cristy, applicant, Claymoore Engineering
Mr. Michael Lyle, owner of the project, DML Land LLC
Mr. Lee Morris, applicant, for McDonald's

There being no others to speak for or against ZDC-91-2020, Chairman Keeler closed the Public Hearing.

18. Consider recommendation of Zoning Change No. ZDC-91-2020

Action:

Mr. Erik Test moved to approve a request by Clay Cristy, Claymoore Engineering, for a Specific Use Permit (SUP) for Pole Sign use within a Light Industrial-1 zoning district located at the SW corner of FM 66 and Interstate 35E (Property ID 174460) - Owner: DML LAND LLC (ZDC-91-2020) as presented. Mr. David Hudgins seconded. The vote was as follows:

<i>For:</i>	<i>Bonney Ramsey</i>
	<i>David Hudgins</i>
	<i>Erik Test</i>

Against: Rick Keeler

The motion carried.

19. Adjourn

There being no further business, the meeting adjourned at 8:52 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary