

Planning and Zoning Commission
February 24, 2010

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held on Wednesday, February 24, 2010 at 4:30 p.m. in the Council Chamber at 401 S. Rogers, Waxahachie, Texas.

Members Present: Jim Cooper, Chairman
Betty Jefferson, Vice Chairman
Rick Keeler
Bonney Ramsey
Mary Lou Shipley
Anthony Mottla
Melissa Ballard

Others Present: Michael Scott, Assistant City Manager
Steve Chapman, Assistant City Attorney
Lori Saunders, City Secretary
Joe Jenkins, Councilman

Others Absent: Clyde Melick, Director of Planning
N.B. "Buck" Jordan, Council Representative

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

Mrs. Bonney Ramsey moved approval of the minutes of the regular Planning & Zoning Commission meeting of February 10, 2010. Ms. Mary Lou Shipley seconded, **All Ayes.**

Chairman Jim Cooper opened the Public Hearing Zoning Amendment Request No. 2010-01: Request by Jesse Guzman, for a Specific Use Permit within a Light Industrial (LI) Zoning District for a dealership to sell Class 8 trucks to be located at 7240 N. I-35E, being 29.019 acres in the J H Lawrence Survey, Abstract No. 633- Owner: Celadon Trucking Services.

Mr. Jesse Guzman, Terminal Manager for Celadon, requested approval for a dealership on their existing property to sell trucks that are models 2007 and newer. He noted there will be thirty (30) to fifty (50) trucks at the dealership at one time. The dealership office will be separate from their existing office building and will be approximately 600 square feet.

Mr. Anthony Mottla recommended the Applicant adhere to the Waxahachie Landscape Ordinance.

Mr. Rick Keeler asked for clarification of the parking surface for the dealership. Assistant City Manager Michael Scott reported concrete parking will be at the new office location and flex base will be used for truck parking.

There being no others to speak for or against Zoning Amendment Request No. 2010-01, Chairman Cooper closed the Public Hearing.

After further discussion, Ms. Melissa Ballard moved to approve Zoning Amendment Request No. 2010-01: Request by Jesse Guzman, for a Specific Use Permit within a Light Industrial (LI) Zoning District for a dealership to sell Class 8 trucks to be located at 7240 N. I-35E, being 29.019 acres in the J H Lawrence Survey, Abstract No. 633- Owner: Celadon Trucking Services, subject to Staff Comments with No. 7 of the Staff Comments fitting into the City of Waxahachie Landscape Ordinance. Mr. Anthony Mottla seconded, **All Ayes.**

Chairman Jim Cooper opened the Public Hearing on a request from H. Glen and Vicki E. Rowe for the Final Plat of Lot 8R, Pecan Valley, being a Replat of Lots 8 and 9, 2.208 acres, Pecan Valley, located at 111 & 113 Pecan Valley Lane- Owner: H. Glen and Vicki E. Rowe (RP 2010-01).

Assistant City Manager Michael Scott reported the Applicant wishes to replat two lots into one for a single family residence.

There being no others to speak for or against Replat 2010-01, Chairman Cooper closed the Public Hearing.

Mrs. Bonney Ramsey moved to approve a request from H. Glen and Vicki E. Rowe for the Final Plat of Lot 8R, Pecan Valley, being a Replat of Lots 8 and 9, 2.208 acres, Pecan Valley, located at 111 & 113 Pecan Valley Lane- Owner: H. Glen and Vicki E. Rowe (RP 2010-01), subject to Staff Comments. Ms. Mary Lou Shipley seconded, **All Ayes.**

There being no further business the meeting adjourned at 4:46 p.m.

Respectfully submitted,

Lori Saunders
City Secretary