

Planning and Zoning Commission  
June 12, 2018

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, June 12, 2018 at 7:00 p.m. in the Council Chamber at 401 S. Rogers St., Waxahachie, TX.

Members Present: Rick Keeler, Chairman  
Betty Square Coleman  
Bonney Ramsey  
Jim Phillips  
Erik Barnard  
David Hudgins

Member Absent: Melissa Ballard, Vice Chairman

Others Present: Shon Brooks, Director of Planning  
Kelly Dent, Planner  
James Gaertner, City Engineer  
Tommy Ludwig, Executive Director of Community Development  
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 May 22, 2018
- b. Minutes of the Planning & Zoning Commission Briefing of May 22, 2018

**Action:**

*Mrs. Bonney Ramsey moved to approve item a. and b. on the Consent Agenda. Mr. Erik Barnard seconded, All Ayes.*

4. **Consider request by Donnie Tucker, Tucker Surveyors, for a Preliminary Plat of Baker 1 for 1 lot, being 4.00 acres in the T.D. Mason Survey, Abstract 1227 (Property ID 271351) in the Extra Territorial Jurisdiction – Owner: DONNA G BAKER (PP-18-0075)**

Ms. Kelly Dent, Planner, reported the applicant is replatting with the intent to sell. Staff recommended approval subject to removal of all references to County signatures on the Preliminary Plat.

**Action:**

*Mr. David Hudgins moved to approve a request by Donnie Tucker, Tucker Surveyors, for a Preliminary Plat of Baker 1 for 1 lot, being 4.00 acres in the T.D. Mason Survey, Abstract 1227 (Property ID 271351) in the Extra Territorial Jurisdiction – Owner: DONNA G BAKER (PP-18-0075) subject to staff comments. Mr. Jim Phillips seconded, All Ayes.*

5. **Consider request by Donnie Tucker, Tucker Surveyors, for a Final Plat of Baker 1 for 1 lot, being 4.00 acres in the T.D. Mason Survey, Abstract 1227 (Property ID 271351) in the Extra Territorial Jurisdiction – Owner: DONNA G BAKER (FP-18-0076)**

Ms. Dent reported the case is a companion to the above plat. Staff recommended approval subject to removal of all references to County signatures on the Preliminary Plat.

**Action:**

*Mrs. Bonney Ramsey moved to approve a request by Donnie Tucker, Tucker Surveyors, for a Final Plat of Baker 1 for 1 lot, being 4.00 acres in the T.D. Mason Survey, Abstract 1227 (Property ID 271351) in the Extra Territorial Jurisdiction – Owner: DONNA G BAKER (FP-18-0076) subject to staff comments. Mr. Erik Barnard seconded, All Ayes.*

6. **Consider request by Vayne Thomas, P.O.M. Contracting LLC, for a Replat of Lot 5 and 6, Block 13, Harriet I. Nowlin Addition, to create Lot 5R, Block 13 0.619 acres (Property ID 175065) – Owner: WAYNE SUTTON (RP-18-0086)**

Ms. Dent stated the applicant is making two lots into one. She reported the applicant needs to include the deed information in the text, remove the building lines from the plat and include the zoning for this property and all contiguous properties. She stated staff has reached out to the applicant and has not heard back.

**Action:**

*Mrs. Betty Square Coleman moved to approve a request by Vayne Thomas, P.O.M. Contracting LLC, for a Replat of Lot 5 and 6, Block 13, Harriet I. Nowlin Addition, to create Lot 5R, Block 13 0.619 acres (Property ID 175065) – Owner: WAYNE SUTTON (RP-18-0086) subject to staff comments. Mr. David Hudgins seconded, All Ayes.*

7. **Public Hearing on a request by Terry Gyde, Born 2 B A Blessing Birth Services, for a Specific Use Permit (SUP) for Medical Facilities use within a Commercial zoning district, located at 612 S. Rogers Street, being 2 20 BULLARD 0.454 ACRES (Property ID 172376) - Owner: JACK & LAURA HODGE (SU-18-0085)**

Chairman Keeler opened the Public Hearing.

Ms. Dent reported the applicant seeks to establish a birthing center at the site noting a medical facility is permitted to operate within the Commercial zoning district with a Specific Use Permit to operate. The applicant is requesting relief from the need to provide eight (8) paved parking spaces. The site currently has gravel parking and enough stacking for seven (7) vehicles. She stated the applicant asked that the drive remain gravel and kept maintained.

Ms. Terry Gyde, Born 2 B A Blessing, midwife, was present.

There being no others to speak for or against SU-18-0085, Chairman Keeler closed the Public Hearing.

**8. Consider recommendation of Zoning Change No. SU-18-0085**

**Action:**

*After further discussion, Mr. Jim Phillips moved to approve a request by Terry Gyde, Born 2 B A Blessing Birth Services, for a Specific Use Permit (SUP) for Medical Facilities use within a Commercial zoning district, located at 612 S. Rogers Street, being 2 20 BULLARD 0.454 ACRES (Property ID 172376) - Owner: JACK & LAURA HODGE (SU-18-0085) subject to staff comments. Mr. David Hudgins seconded, All Ayes.*

**9. Consider request by Joe Wilson, for a Preliminary Plat of Wilson Family Farm for 1 lot, being 12.273 acres acres in the T. Mason Survey, Abstract 127 (Property ID 266860) – Owner: WILSON JOSEPH D & MISTY L WILSON (PP-18-0068)**

Ms. Dent reported the property is partially in the ETJ noting the owner is platting to build a house on the city side. She reported the applicant has submitted revisions and all comments have been addressed. Staff recommended approval as presented.

**Action:**

*Mr. David Hudgins moved to approve a request by Joe Wilson, for a Preliminary Plat of Wilson Family Farm for 1 lot, being 12.273 acres acres in the T. Mason Survey, Abstract 127 (Property ID 266860) – Owner: WILSON JOSEPH D & MISTY L WILSON (PP-18-0068) as presented. Mr. Erik Barnard seconded, All Ayes.*

**10. Consider request by Joe Wilson, for a Final Plat of Wilson Family Farm for 1 lot, being 12.273 acres acres in the T. Mason Survey, Abstract 127 (Property ID 266860) – Owner: JOSEPH D WILSON & MISTY L WILSON (FP-18-0091)**

Ms. Dent stated this is a companion case to Item 9. She reported the cash in lieu of park land dedication is set at \$400.00 and payment is needed prior to filing the plat. Staff recommended approval.

**Action:**

*Mrs. Bonney Ramsey moved to approve a request by Joe Wilson, for a Final Plat of Wilson Family Farm for 1 lot, being 12.273 acres acres in the T. Mason Survey, Abstract 127 (Property ID 266860) – Owner: JOSEPH D WILSON & MISTY L WILSON (FP-18-0091) subject to staff comments. Mr. Erik Barnard seconded, All Ayes.*

**11. Consider request by Chris Acker, Acker Construction, for a Final Plat of Dental Place Addition for 2 lots, being 2.081 acres situated in the John Gooch Survey, Abstract 393 (Property ID 184243) – Owner: INDIAN DRIVE HOLDINGS LLC (FP-18-0058)**

Ms. Dent reported the applicant needs to verify whether the sewer line along the southern border is to be public or private and ensure the plat drawing reflects that.

**Action:**

*After a brief discussion, Mr. Jim Phillips moved to approve a request by Chris Acker, Acker Construction, for a Final Plat of Dental Place Addition for 2 lots, being 2.081 acres situated in the John Gooch Survey, Abstract 393 (Property ID 184243) – Owner: INDIAN DRIVE HOLDINGS LLC (FP-18-0058) subject to staff comments. Mr. David Hudgins seconded, All Ayes.*

- 12. Consider request by Dustin Jordan for a Replat of Tract 9A, Whispering Meadows Addition, to create Lots 1 through 4, Boyce Farms, 4.997 acres (Property ID 210307) in the Extra Territorial Jurisdiction – Owner: A GARRETT REAL ESTATE VENTURES LLC & KDJ INVESTMENTS LLC (RP-18-0084)**

Chairman Keeler announced the applicant withdrew their application.

- 13. Consider request by Mickey Williams, Straightway Church, for a Replat of Lots 37 and 38, Highland Park Addition, to create Lot 37A, Highland Park Addition, 0.241 acre (Property ID 174037) – Owner: STRAIGHTWAY NONDENOMINATIONAL (RP-18-0073)**

Ms. Dent reported the applicant seeks to combine two (2) lots into one (1). She stated the applicant has submitted a petition for relief with regards to the twelve (12) foot right-of-way dedication required along Perry Avenue. Staff recommended approval per staff comments.

**Action:**

*Mrs. Betty Square Coleman moved to approve a request by Mickey Williams, Straightway Church, for a Replat of Lots 37 and 38, Highland Park Addition, to create Lot 37A, Highland Park Addition, 0.241 acre (Property ID 174037) – Owner: STRAIGHTWAY NONDENOMINATIONAL (RP-18-0073) subject to staff comments. Mrs. Bonney Ramsey seconded, All Ayes.*

- 14. Continue Public Hearing on a request by Blain Vinson, Aspen Community Development, for a Zoning Change from a Single Family-3 zoning district to Planned Development-SF-3, with Concept Plan, located East of 865 Cantrell Street, being 6 JC ARMSTRONG 17.521 ACRES (Property ID 244351) - Owner: WALKER L GORDON ETAL (PD-18-0059)**

Chairman Keeler continued the Public Hearing.

Ms. Dent stated the applicant requests to continue the Public Hearing to June 26, 2018.

- 15. Consider recommendation of Zoning Change No. PD-18-0059**

**Action:**

*Mrs. Bonney Ramsey moved to continue a request by Blain Vinson, Aspen Community Development, for a Zoning Change from a Single Family-3 zoning district to Planned Development-SF-3, with Concept Plan, located East of 865 Cantrell Street, being 6 JC ARMSTRONG 17.521 ACRES (Property ID 244351) - Owner: WALKER L GORDON ETAL*

*(PD-18-0059) to the Planning and Zoning Commission meeting of June 26, 2018. Mrs. Betty Square Coleman seconded, All Ayes.*

**16. Public Hearing on a request by the City of Waxahachie to amend Sections 2.1 through 2.10, "Procedures", of Appendix C, "Subdivisions", of the City of Waxahachie City Code (TA-18-0089)**

Chairman Keeler opened the Public Hearing.

Ms. Dent stated the applicant requests to continue the Public Hearing to June 26, 2018.

**17. Consider recommendation of Zoning Change No. TA-18-0089**

**Action:**

*Mrs. Betty Square Coleman moved to continue a request by the City of Waxahachie to amend Sections 2.1 through 2.10, "Procedures", of Appendix C, "Subdivisions", of the City of Waxahachie City Code (TA-18-0089) to the Planning and Zoning Commission meeting of June 26, 2018. Mr. Erik Barnard seconded, All Ayes.*

**18. Consider request by Jaison Stephen, Jacobs Engineering Group, Inc, for a Preliminary Plat of Harlan Village for 233 lots and 12 open space lots, being 77.70 acres in the Thomas Shelby Survey, Abstract 1002 (Property ID 191092) – Owner: HARLAN PROPERTIES INC (PP-18-0050)**

Ms. Dent reported the cash in lieu of park land dedication is \$92,000.00. She reported the Thoroughfare Plan depicts 90 foot right-of-way and applicant proposed to make it 60 foot to not lose lots. She stated the primary outstanding comments pertain to engineering. Mr. Gaertner reviewed concerns noting the outstanding comments can be addressed at the construction stage.

**Action:**

*After further discussion, Mr. Jim Phillips moved to approve a request by Jaison Stephen, Jacobs Engineering Group, Inc, for a Preliminary Plat of Harlan Village for 233 lots and 12 open space lots, being 77.70 acres in the Thomas Shelby Survey, Abstract 1002 (Property ID 191092) – Owner: HARLAN PROPERTIES INC (PP-18-0050) subject to staff comments. Mrs. Bonney Ramsey seconded. The vote was as follows: **Ayes:** Rick Keeler, Bonney Ramsey, Jim Phillips, Erik Barnard, David Hudgins. **Noes:** Betty Square Coleman. **The motion carried 5-1***

**19. Consider Landscape Plan for Harlan Village as a companion to PP-18-0050 – Owner: HARLAN PROPERTIES INC**

Ms. Dent presented the landscape plan.

Mr. Jaison Stephen, Jacobs Engineering, applicant, stated there will be large canopy trees.

Mrs. Bonney Ramsey asked Mr. Stephen to incorporate Crape Myrtle trees into the landscape.

**Action:**

*Mrs. Bonney Ramsey moved to approve a Landscape Plan for Harlan Village as a companion to PP-18-0050 – Owner: HARLAN PROPERTIES INC subject to staff comments and add Crape Myrtle trees to the landscape plan. Mrs. Betty Square Coleman seconded, All Ayes.*

- 20. Public Hearing on a request Kyle Hunt, Hunt Restoration, for a Specific Use Permit (SUP) for Accessory Building (Residential) greater or equal to 700 S.F. use within a Planned Development-28-General Retail zoning district, located at 520 N. College Street, being LOT 26 & PT 27 BLK 9 TOWN - WAXAHACHIE 0.471 AC (Property ID 170713) - Owner: BILLY L & SHARON G DUNCAN (SU-18-0087)**

Chairman Keeler opened the Public Hearing.

Ms. Dent reported the applicant seeks to convert an existing garage into an accessory dwelling unit. An existing shed will be demolished and replaced with a garage. Staff recommended approval as presented.

There being no others to speak for or against SU-18-0087, Chairman Keeler closed the Public Hearing.

- 21. Consider recommendation of Zoning Change No. SU-18-0087**

**Action:**

*Mr. Jim Phillips moved to approve a request by Kyle Hunt, Hunt Restoration, for a Specific Use Permit (SUP) for Accessory Building (Residential) greater or equal to 700 S.F. use within a Planned Development-28-General Retail zoning district, located at 520 N. College Street, being LOT 26 & PT 27 BLK 9 TOWN - WAXAHACHIE 0.471 AC (Property ID 170713) - Owner: BILLY L & SHARON G DUNCAN (SU-18-0087) as presented. Mr. David Hudgins seconded, All Ayes.*

- 22. Continue Public Hearing on a request by Grant Robinson, CPG Homes LLC, for a Zoning Change from a Multi-Family-2 zoning district to Planned Development-Multi-Family-2, with Concept Plan, located East of new Waxahachie High School, being 1080 WM C TUNNELL 6.536 ACRES (Property ID 264879) - Owner: THE MARK ON 287 OWNER LLC (PD-18-0048)**

Chairman Keeler continued the Public Hearing.

Ms. Dent reported the applicant seeks to replace a current Planned Development (Ordinance No. 2296) with a new Planned Development that reduces the standards required to construct apartment homes. In Ordinance 2296, this property is required to comply with the minimum density, coverage, height, parking and area standards specified by the Multi-Family-2 zoning district. The applicant has proposed increased density and decreased garage parking not meeting the 50% minimum enclosed attached garages per Ordinance. Ms. Dent stated the applicant proposed 30 enclosed attached garages. She stated the side yard setback adjacent to Multi-Family or Non-Residential is 100 feet and applicant proposed 58 feet. Staff reported the City remains concerned about the proposed density, garaging, open space, setbacks, building

separation, and provision for dumpsters. If the development does dedicate the proposed ROW along the southern edge of the property, the density will increase from the currently proposed 21.44 units per acres.

Mr. Chris Acker, 5100 Honeysuckle Road, Midlothian, reported the school district is agreeable with the new thoroughfare layout. He requested higher density and giving the City the ROW dedication to the back road. Mr. Acker stated he added 84 covered parking spaces to offset the 50% attached garages. He stated everything facing the road will be 100% masonry.

A lengthy discussion was held.

There being no others to speak for or against PD-18-0048, Chairman Keeler closed the Public Hearing.

**23. Consider recommendation of Zoning Change No. PD-18-0048**

**Action:**

*Mr. Jim Phillips moved to approve a request by Grant Robinson, CPG Homes LLC, for a Zoning Change from a Multi-Family-2 zoning district to Planned Development-Multi-Family-2, with Concept Plan, located East of new Waxahachie High School, being 1080 WM C TUNNELL 6.536 ACRES (Property ID 264879) - Owner: THE MARK ON 287 OWNER LLC (PD-18-0048) subject to staff comments. Mrs. Bonney Ramsey seconded, All Ayes.*

Mr. Phillips stated he would like to amend his motion.

**Action:**

*Mr. Jim Phillips moved to consider his previous motion. Mr. Erik Barnard seconded, All Ayes.*

**Action:**

*Mr. Jim Phillips moved to approve a request by Grant Robinson, CPG Homes LLC, for a Zoning Change from a Multi-Family-2 zoning district to Planned Development-Multi-Family-2, with Concept Plan, located East of new Waxahachie High School, being 1080 WM C TUNNELL 6.536 ACRES (Property ID 264879) - Owner: THE MARK ON 287 OWNER LLC (PD-18-0048) subject to staff comments and requirement of 84 covered parking units subject to Fire Department approval and adding the requirement of 100% masonry on 4 sides. Mrs. Bonney Ramsey seconded, All Ayes.*

**24. Public Hearing on a request by Verlin Taylor, VKT Associates, for a Zoning Change from a Commercial zoning district to Planned Development-Commercial, with Concept Plan, located at 1501 Dr. Martin Luther King Jr Blvd., being 272 S M DURRETT 0.3426 ACRES (Property ID 182074) - Owner: VKT ASSOCIATES LLC (PD-18-0079)**

Chairman Keeler opened the Public Hearing.

Ms. Dent reported the applicant seeks to establish a food truck park business at the site to serve nearby residents and businesses. The food truck park would be open three days per week

(Thursday through Saturday). She reported there are a number of concerns with the development as proposed, including parking and circulation within the site. Staff does not support a plan for restaurant services outside the Central Area that do not include on-site parking. Since this is a requirement in Commercial zoning districts, the City has the duty to ensure that traffic to a site is contained within that site and the City's wish is to avoid the risk of customers parking along Graham Street. Staff recommended denying due to City requirements not being met.

Mr. Verlin Taylor, 2787 N. Richard Street, Dallas, applicant, addressed the parking concern and stated the intent is for customers to walk to the site. He stated the site will be permanent with food trucks.

A lengthy discussion was held and the Commission expressed concern with parking and securing the area to keep vehicles out of the pedestrian area.

There being no others to speak for or against PD-18-0079, Chairman Keeler closed the Public Hearing.

**25. Consider recommendation of Zoning Change No. PD-18-0079**

**Action:**

*After further discussion, Mr. Jim Phillips moved to reopen the Public Hearing on PD-18-0079. Mrs. Bonney Ramsey seconded, All Ayes.*

**Action:**

*Mr. Jim Phillips moved to continue the public hearing on a request by Verlin Taylor, VKT Associates, for a Zoning Change from a Commercial zoning district to Planned Development-Commercial, with Concept Plan, located at 1501 Dr. Martin Luther King Jr Blvd., being 272 S M DURRETT 0.3426 ACRES (Property ID 182074) - Owner: VKT ASSOCIATES LLC (PD-18-0079) to the Planning and Zoning Commission meeting of July 24, 2018. Mrs. Bonney Ramsey seconded, All Ayes.*

**26. Continue Public Hearing on a request by Barb Hall, Ervin USA, for a Specific Use Permit (SUP) for Trailer, Truck Sales or Rental use within a Light Industrial-2 and Future Development zoning district, located at 4675 N Interstate 35, being 790 EC NEWTON 29.74 ACRES (Property ID 188460) - Owner: LUIS ESTRADA (SU-18-0054)**

Chairman Keeler continued the Public Hearing.

Ms. Dent reported the applicant operates a trailer and truck rental and sales business at this site. The SUP to continue the use expires on January 1, 2019. The applicant would like to continue the usage at the site; however the use and the maintenance of the site are not in compliance with the City's future land use plan. Additionally, the parking lot at the site is unpaved with trailers parked on the gravel, dirt and grass.

Mr. Greg Ervin, 609 North Ohio Street, Toledo, Illinois, representing the applicant and Mr. Walter Estrada, 115 Parks, Red Oak, son of applicant was present.



Mr. Ervin stated after they applied for a SUP they decided it was not feasible to have concrete and did not bring in trailers to sale and since they did not sale trailers they assumed landscaping was not required.

Those who spoke against SU-18-0054:

Ms. Paulette Schwing, 521 Oak Dell Lane, Red Oak

The Commission held a lengthy discussion and it was determined the applicant is not in compliance on several levels on the property. Staff recommended denying.

There being no others to speak for or against SU-18-0054, Chairman Keeler closed the Public Hearing.

**27. Consider recommendation of Zoning Change No. SU-18-0054**

**Action:**

*Mr. Jim Phillips moved to deny a request by Barb Hall, Ervin USA, for a Specific Use Permit (SUP) for Trailer, Truck Sales or Rental use within a Light Industrial-2 and Future Development zoning district, located at 4675 N Interstate 35, being 790 EC NEWTON 29.74 ACRES (Property ID 188460) - Owner: LUIS ESTRADA (SU-18-0054) with specific comments back to staff and to the applicant that this Commission would highly recommend that they look at the 2015 Specific Use Permit standards as a minimal to which this Commission will consider the question in the future. Mrs. Betty Square Coleman seconded, All Ayes.*

**28. Consider request by Joseph Willrich, BEFCO Engineering Inc, for a Preliminary Plat of Sterrett Industrial Addition for 1 lot, being 9.686 acres in the William B. Haynes Survey, Abstract 486 and the LB Outlaw Survey, Abstract 10 (Property ID 203820, 194221, and 188699) – Owner: M & M INVESTMENTS (PP-18-0081)**

Ms. Dent reported the location is the former Magnablend site noting the cash in lieu of park land dedication is estimated at \$5,811.60. She noted Rockett Special Utility District has indicated that there water system cannot provide the water flow and pressure for firefighting, therefore the site will have insufficient fire protection. The Fire Department staff have indicated that the proposed use is less intensive than the previous use, in addition to being located a large distance from other buildings. Additional construction on site will require compliance with Fire Department requirements. Staff recommended approval per staff comments.

**Action:**

*Mr. Jim Phillips moved to approve a request by Joseph Willrich, BEFCO Engineering Inc, for a Preliminary Plat of Sterrett Industrial Addition for 1 lot, being 9.686 acres in the William B. Haynes Survey, Abstract 486 and the LB Outlaw Survey, Abstract 10 (Property ID 203820, 194221, and 188699) – Owner: M & M INVESTMENTS (PP-18-0081) subject to staff comments. Mr. David Hudgins seconded, All Ayes.*

- 29. Consider request by Joseph Willrich, BEFCO Engineering Inc, for a Final Plat of Sterrett Industrial Addition for 1 lot, being 9.686 acres in the William B. Haynes Survey, Abstract 486 and the LB Outlaw Survey, Abstract 10 (Property ID 203820, 194221, and 188699) – Owner: M & M INVESTMENTS (FP-18-0082)**

Ms. Dent reported this is a companion case to Item 28. She stated cash in lieu of park land must be paid before the plat is filed. Staff recommended approval per staff comments.

**Action:**

*Mr. David Hudgins moved to approve a request by Joseph Willrich, BEFCO Engineering Inc, for a Final Plat of Sterrett Industrial Addition for 1 lot, being 9.686 acres in the William B. Haynes Survey, Abstract 486 and the LB Outlaw Survey, Abstract 10 (Property ID 203820, 194221, and 188699) – Owner: M & M INVESTMENTS (FP-18-0082) subject to staff comments. Mrs. Bonney Ramsey seconded, All Ayes.*

- 30. Public Hearing on a request by Stan Beard, Buc-ee's, LTD, for a Zoning Change from a Light Industrial-1 and Future Development zoning district to Planned Development-Commercial, with Concept Plan, located at the SW corner of I-35E and Butcher Road, being 790 E C NEWTON 58.718 ACRES (Property ID 188453) - Owner: 60 WAX RE HOLDINGS, LLC (PD-18-0088)**

Chairman Keeler opened the Public Hearing.

Ms. Dent reported the applicant seeks to build a Buc-ee's Travel Center at the intersection of Butcher and I-35E and is seeking to establish the development standards for that site. She presented a conceptual plan with landscape plan. She noted while the majority of the applicant's requests, the City can support, there remain concerns about the proposed height, setback and size of the pole sign being requested. She reported the pole sign will be 75 feet and 380 square feet, having two poles with masonry.

Mr. Matt Moore, Claymore Engineering, stated the pole has been modified reducing the height and area. He reported the intent is to be a single pole sign and not proposing two poles with masonry. He noted the sign is a logo sign and will not be electronic.

Mr. Stan Beard, Buc-ee's LTD, addressed the pole sign noting they proposed the original pole sign in their package. He stated the Ordinance requires 75 feet height and 300 square feet and asked for 75 feet and 380 square feet. Mr. Beard referenced the landscape and stated they are not at that point in design and will bring back a plan.

The Commission held a lengthy discussion.

Those who spoke for PD-18-0088:

Mr. Alan Fox, 327 University, Waxahachie

Those who spoke against PD-18-0088:

Mr. Doug Crabtree, resident of Waxahachie  
Mr. Ron Przbyl, property owner next to proposed Buc-ee's  
Ms. Nancy Post, 606 Sycamore Street, Waxahachie

There being no others to speak for or against PD-18-0088, Chairman Keeler closed the Public Hearing.

**31. Consider recommendation of Zoning Change No. PD-18-0088**

**Action:**

*Mrs. Bonney Ramsey moved to approve a request by Stan Beard, Buc-ee's, LTD, for a Zoning Change from a Light Industrial-1 and Future Development zoning district to Planned Development-Commercial, with Concept Plan, located at the SW corner of I-35E and Butcher Road, being 790 E C NEWTON 58.718 ACRES (Property ID 188453) - Owner: 60 WAX RE HOLDINGS, LLC (PD-18-0088) subject to staff comments. Mr. Erik Barnard seconded, All Ayes.*

**32. Public Comments**

None

**33. Adjourn**

There being no further business, the meeting adjourned at 9:55 p.m.

Respectfully submitted,

Lori Cartwright  
City Secretary