

Planning and Zoning Commission
June 24, 2015

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held on Wednesday, June 24, 2015 at 4:30 p.m. in the Council Chamber at 401 S. Rogers, Waxahachie, Texas.

Members Present: Jim Cooper, Chairman
Rick Keeler
Bonney Ramsey
Melissa Ballard
Jim Phillips

Absent: Betty Jefferson, Vice Chairman

Others Present: Clyde Melick, Director of Planning
Derica Peters, Planning & Development
Coordinator
Lori Saunders, City Secretary
David Hill, Council Representative
Steve Chapman, City Attorney

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

Mrs. Bonney Ramsey moved approval of the minutes of the regular Planning & Zoning Commission meeting of June 10, 2015. Ms. Melissa Ballard seconded, All Ayes.

Chairman Cooper opened the Public Hearing on a request by Ervin Equipment, Inc. for a Zoning Change from Light Industrial-2 and Future Development (LI-2 & FD) to Light Industrial-2 and Future Development (LI-2 & FD) with a Specific Use Permit for Truck and Trailer Rental and Sales located at 4675 I35-E in the EC Newton Survey Abstract No. 790, and J. Shaver Survey Abstract No. 1000. – Owner: Louis Estrada (ZA 2015-15).

Mr. Jeff Weber, Ervin Equipment, Inc., 4675 I35-E, Waxahachie, reported trailers are currently stored on gravel at the back of the property. He requested to allow for the sale of tractors to the front of the property along Interstate I35-E and explained approximately 30 foot of concrete will be poured for the display of tractors.

Mr. Clyde Melick, Director of Planning, reviewed the following Staff Comments:

- 1) Applicant is requesting approval of a Specific Use Permit (SUP) for the used tractor sales. They are requesting to utilize 30 feet of pavement along Interstate 35 for the display of the tractors, while allowing the storage of trailers on gravel at the back of the lot.

- 2) The storage of the trailers on the back part of the lot is a legal non-conforming use that is not affected by this application.
- 3) The 2007 Future Land Use Plan has this area being Highway Commercial. This calls for traditional commercial land uses that are developed to higher standards due to higher visibility. The Highway Commercial designation allows for some commercial uses while maintaining a positive image of Waxahachie along the Interstate 35 corridor.
- 4) Flood Plain limits must be shown on the site plan. Any work within the floodplain must be determined by engineering methods, performed by a Professional Engineer, which creates no rise to the flood plain.
- 5) Landscape plan does not meet the City of Waxahachie ordinance. They have not met our requirement based on the premise that for the sale of tractors visibility is key.
- 6) Generally, undeveloped lands surround this site, any residential is greater than 500' away

Those who spoke in favor of Zoning Amendment 2015-15:

Mr. Thomas Schwing, 521 Oak Dell Lane, Red Oak, Texas

Ms. Debra Wakeland, 116 Vintage Drive, Waxahachie

Those who spoke against Zoning Amendment 2015-15:

Mr. Kevin Finch, Finch Properties, FP LTD, Plano, Texas

There being no others to speak for or against Zoning Amendment 2015-15, Chairman Cooper closed the Public Hearing.

After further discussion, Mr. Rick Keeler moved to approve a request by Ervin Equipment, Inc. for a Zoning Change from Light Industrial-2 and Future Development (LI-2 & FD) to Light Industrial-2 and Future Development (LI-2 & FD) with a Specific Use Permit for Truck and Trailer Rental and Sales located at 4675 I35-E in the EC Newton Survey Abstract No. 790, and J. Shaver Survey Abstract No. 1000. – Owner: Louis Estrada (ZA 2015-15), subject to Staff Comments including the landscape plan should meet the City of Waxahachie standards. Ms. Melissa Ballard seconded, the vote was as follows:

For: Jim Cooper
Rick Keeler
Bonney Ramsey
Melissa Ballard

Noes: Jim Phillips

The motion carried.

Planning and Zoning Commission

June 24, 2015

Page 3

Mr. Melick announced a joint workshop with City Council and the Planning & Zoning Commission will be held on Monday, July 6, 2015 at 5:00 p.m. to discuss the Comprehensive Plan.

There being no further business, the meeting adjourned at 4:55 p.m.

Respectfully submitted,

Lori Saunders
City Secretary