

Planning and Zoning Commission
April 15, 2025

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas, on Tuesday, April 15, 2025 at 7:00 p.m.

Members Present: Rick Keeler, Chairman
Marlene Norcross, Vice Chair
Jenny Bridges
Chad Hicks
David Hudgins
Wendy Johnson
Terry Connor

Others Present: Shon Brooks, Executive Director of Development Services
Trenton Robertson, Senior Director of Planning
Zack King, Planning Manager
Jami Bonner, Assistant City Secretary

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 March 25, 2025
- b. Consider a request by David Griffin, for a Replat of Lot 2R, Block 6 of the Berryman Addition, 1 residential lot, being 0.307 acres, located at 303 Kirven Avenue (Property ID 176067) – Owner: David Berryman & Barbara Schneider (SUB-40-2025)
- c. Consider a request by Tammy Varner, for a Plat of Woodward Estates, being 0.758 acres, located directly west of 943 Saralvo Rd, situated in the Joseph C. Read Survey, Abstract 903, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 189873) – Owner: Ricky Woodard (SUB-42-2025)

Action:

Marlene Norcross moved to approve the Consent Agenda, subject to the recommendations of staff. Motion was seconded by Chad Hicks and carried unanimously (7-0).

5. **Public Hearing on a request by Tim Jackson, Texas Realty Capture & Surveying LLC, for a Replat of Lots 5 & 6, Leo Hightower Lots subdivision, to create Lots 5A & 6A, Leo Hightower Lots subdivision, 2 residential lots, being 1.194 acres, located at 139 and 141 Lakeshore Drive (Property ID 174097) – Owner: William Burks and John Burks (SUB-37-2025)**

Chairman Keeler announced that on March 28, 2025, the applicant requested to withdraw this application from the April 15, 2025 Planning & Zoning Commission meeting.

6. Consider recommendation of SUB-37-2025

No action taken.

7. Public Hearing on a request by Steven Chambers & Cheryl Chambers for a Specific Use Permit (SUP) for an Accessory Structure exceeding seven hundred (700) square feet, use within a Single Family-3 (SF-3) zoning district located at 711 College Street (Property ID 172399) – Owner: Steven Chambers & Cheryl Chambers (ZDC-27-2025)

Planner Harper Lindamood presented the Item. The applicant proposes a Specific Use Permit (SUP) to construct a 1,975-square-foot accessory structure at 711 South College Street. The primary structure on the subject property is approximately 2,490 square feet. The property does have an existing accessory structure. The applicant is proposing to remove the existing structure prior to constructing the proposed accessory structure. The applicant has provided a Site Plan for the accessory structure that verifies all setback requirements established by the Waxahachie Zoning Ordinance have been met.

The applicant proposes to utilize the structure for a personal garage to park vehicles. The structure will be used for the storage of personal vehicles and household materials. The proposed accessory structure is comprised of metal R-panel. The applicant proposes to extend a 15' wide concrete driveway from the edge of the existing gravel driveway to the proposed accessory structure. The applicant requests not to replace the existing gravel with concrete at this time. The applicant will not be extending the water or electrical services to the proposed accessory structure.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, twenty-six (26) notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property. Staff has received zero (0) letters of opposition and zero (0) letters of support for the SUP request.

Michael Evans, 1305 Brook Arbor Drive, Mansfield, Texas, explained that the proposed concrete driveway will extend 30 feet, connecting to the existing gravel section and continuing to the street. He noted that the gravel driveway has been in place since 1972 and currently features concrete runners on either side. Mr. Evans confirmed that a formal entrance will not be constructed from the portico, though it will remain accessible.

Chairman Keeler opened the Public Hearing at approximately 7:06 p.m.

There being no others to speak for or against ZDC-27-2025, Chairman Keeler closed the Public Hearing at approximately 7:06 p.m.

8. Consider recommendation of ZDC-27-2025

Action:

Chad Hicks moved to recommend approval of ZDC-27-2025, a Specific Use Permit (SUP) for an Accessory Structure exceeding seven hundred (700) square feet, subject to the conditions of the staff report, authorizing the Mayor and/or City Manager to sign the associated documents accordingly. Motion was seconded by David Hudgins and carried unanimously (7-0).

{An error occurred when the motion was read, referencing the incorrect case. However, the staff report and agenda correctly reflect the case number as ZDC-27-2025.}

9. Public Hearing on a request by Alfredo Rojas for a Specific Use Permit (SUP) for an Accessory Dwelling Unit (ADU) use within a Single Family-2 (SF-2) zoning district located at 303 McKenzie Street (Property ID 172575) – Owner: Alfredo Rojas (ZDC-34-2025)

Ms. Lindamood presented the Item. The applicant proposes a Specific Use Permit (SUP) to construct an approximately 630-square-foot accessory dwelling unit (ADU) at 303 McKenzie Street. The primary structure on the subject property is approximately 1,587 square feet. The proposed ADU is existing and was not properly permitted prior to construction.

The applicant received approval for an accessory structure (shed) that was approximately 496 square feet in size in October of 2022. However, the permitted structure is not the same structure that was then built by the applicant. Staff received a complaint that led to a code enforcement visit to the property. Staff identified unpermitted construction activity had taken place that included electrical and plumbing work intended to make the structure into a dwelling unit. Once this was identified, the property owner was instructed to submit a SUP application to seek zoning level approval for an ADU before continuing through the building permitting process.

As part of this SUP application, the applicant has provided a Site Plan for the subject property. The Site Plan does not appear to show that the accessory dwelling unit meets the 5' setback requirement of Waxahachie Zoning Ordinance. Additionally, the Site Plan does not identify the correct size, shape, or dimensions of the existing structure. The proposed accessory dwelling unit is constructed of wood siding. The applicant proposes to utilize the structure for familial use as an accessory dwelling unit. The structure is specifically proposed to be used for the applicant's father.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, twenty-six (26) notices were mailed to property owners within 200 feet of the request. Staff has received two (2) letters of opposition and one (1) letter of support for the proposed SUP.

Ms. Lindamood confirmed that the ADU does not comply with standard zoning regulations, the City of Waxahachie Code of Ordinances, or applicable building codes. She also noted that a tenant answered the door during a City visit, despite the property being listed as a homestead with the Ellis County Appraisal District.

Alfredo Rojas, 303 McKenzie Street, Waxahachie, Texas, stated that he purchased the home in 2020. He noted that he resides at the property approximately half of the year, as he also lives part-time in Duncanville. Mr. Rojas explained that he was unaware a new permit was required for the

recent structure, as he had previously obtained a permit for another structure on the property. He stated that the ADU complies with setback requirements, as his measurements meet the 5-foot minimum. While no one has lived in the ADU to date, he indicated that it is intended for use by his family in the future.

Council Member Patrick Souter encouraged the applicant to update the homestead exemption status with the Ellis County Appraisal District to ensure it accurately reflects his residency, thereby avoiding the receipt of unearned tax benefits.

Chairman Keeler opened the Public Hearing at approximately 7:17 p.m.

There being no others to speak for or against ZDC-34-2025, Chairman Keeler closed the Public Hearing at approximately 7:17 p.m.

10. Consider recommendation of ZDC-34-2025

Action:

Chad Hicks moved to recommend denial of ZDC-34-2025. Motion was seconded by Jenny Bridges and carried unanimously (7-0).

11. Public Hearing on a request by Richard Shinpaugh, Ellis County Bail Bonds, to consider revoking a Specific Use Permit (Ordinance 3495) which allows for the use of a Bail Bond Agency located at 216 South Jackson Street (Property ID 170438) – Owner: Richard Shinpaugh (ZDC-35-2025)

Senior Planner Oanh Vu presented the Item. The applicant requests the revocation of an approved SUP (Ordinance 3495) for a Bail Bond Agency use (Ellis County Bail Bonds) within the Central Area (CA) zoning district located at 216 South Jackson Street.

The property owner, Richard Shinpaugh, received approval of a two-year SUP for a Bail Bond Agency (ZDC-58-2023) at 104 North Jackson Street on June 19, 2023. The temporary SUP was requested because he planned to build a new building for his Bail Bond Agency at the subject property (216 South Jackson Street). Mr. Shinpaugh proposed to move his business from 104 North Jackson Street to 216 South Jackson Street when the new building was completed. Mr. Shinpaugh received approval of a SUP for a Bail Bond Agency (ZDC-112-2023) for the subject property on May 20, 2024.

Mr. Shinpaugh no longer wishes to operate a Bail Bond Agency at the subject property and submitted a new SUP application (ZDC-6-2025) to continue to operate a Bail Bond Agency at 104 North Jackson Street. If the SUP application (ZDC-6-2025) was approved, he requested to have the current SUP (ZDC-112-2023) at 216 South Jackson Street revoked. The SUP application (ZDC-6-2025) was approved with the condition that Mr. Shinpaugh is allowed to operate Ellis County Bail Bonds for five (5) years from the approval date. Mr. Shinpaugh would like to proceed with the process of having his SUP (ZDC-112-2023) at 216 South Jackson Street to be revoked since he no longer wishes to operate a Bail Bond Agency at the subject property. Mr. Shinpaugh is aware that he will have to submit a SUP application for the Bail Bond Agency use should he choose to move his business to 216 South Jackson Street in the future.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 25 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun, and a sign was visibly posted on the property. Staff has received no letters in support and opposition for the SUP request.

Richard Shinpaugh, 703 E. Marvin, Waxahachie, Texas, confirmed that he does not intend to establish his business at 216 South Jackson Street, either now or in the future. He plans to continue operating his Ellis County Bail Bonds business at its current location.

Chairman Keeler opened the Public Hearing at approximately 7:20 p.m.

There being no others to speak for or against ZDC-35-2025, Chairman Keeler closed the Public Hearing at approximately 7:20 p.m.

12. Consider recommendation of ZDC-35-2025

Action:

Marlene Norcross moved to recommend approval of ZDC-35-2025, revoking the Specific Use Permit (SUP) Ordinance 3495 for the use of a Bail Bond Agency, authorizing the Mayor and/or City Manager to execute all documents accordingly. Motion was seconded by David Hudgins and carried unanimously (7-0).

13. Public Hearing on a request by Ben Williams, QuikTrip South, LLC for a Specific Use Permit (SUP) for a Convenience Store & Gasoline Sales uses within a Light Industrial-1 zoning district located east of 1000 Solon Road (Property ID 291997) - Owner: Round Top Assets, LLC (ZDC-17-2025)

Ms. Vu presented the Item. The applicant requests a Specific Use Permit (SUP) for Convenience Store and Gasoline Sales uses (QuikTrip) within the Light Industrial-2 (LI-2) zoning district located at the northwest corner of Marshall Road. The uses of Convenience Store and Gasoline Sales require a SUP approved by City Council per the City of Waxahachie Zoning Ordinance.

QuikTrip is proposing to develop their third location within the City of Waxahachie of a convenience store with gasoline sales. The proposed development will contain an approximately 5,100 square foot primary structure and a fuel canopy with eight (8) dual-sided gas pumps (totaling 16 nozzles). QuikTrip plans to operate 24 hours a day, seven days a week, with staff ranging from 2 to 10 employees on site at any given time. QuikTrip has noted that this site will not accommodate 18-Wheelers.

The proposed development exceeds the City's minimum parking requirements. While only 29 spaces are required, the applicant proposes 58 parking spaces. The applicant has met the minimum required landscape of thirty-eight (38) canopy trees, five (5) ornamental trees, and thirty-eight (38) shrubs per the City of Waxahachie Zoning Ordinance. However, no preservation of the existing trees on the property is proposed. The nearest existing QuikTrip location is approximately 1.5 miles north of the subject property and is currently a truck stop for 18-wheelers in addition to commuter vehicles.

The applicant is seeking the approval of the following deviations from the City's Codes of Ordinances should this SUP request be approved. Staff is not supportive of the following proposed deviations:

1. To allow a pole sign of 65' in height and 10' from the nearest property line. This request is for relief for the height and encroachment of multiple easements belonging to the City of Waxahachie, Tarrant Regional Water District, and Oncor. The typical height for a pole sign that was approved by City Council for various projects is 35'. Also, the minimum setback for a pole sign is 15' from the nearest property line; however, it shall be placed outside of an easement.
2. To eliminate setback restrictions for monument signs.
3. To allow two monument signs of 89 square feet, each, to be erected. The monument signs are proposed to be located at the entrances of the site on Marshall Road and Interstate 35E Service Road. This request exceeds the maximum allowed size of 80 square feet, per Section 5.08 of the City of Waxahachie Zoning Ordinance.
4. To allow less than the required minimum of 30% of glazing on the west and east elevations due to the width of the elevations.

The applicant has provided three sets of architectural elevations that are similar to those submitted for the most recently constructed location on Highway 287 and Brown Street. All elevations options have the same building design and simply feature differing exterior construction materials. The applicant is offering one option with brick and Exterior Insulated and Finish System (EIFS) while the other options offer a combination of brick and stone.

Per the City's Zoning Ordinance, all pole signs require approval of a Specific Use Permit. The applicant is proposing to install the pole sign in the southeast portion of the site. The proposed pole will include a wrapped six-foot (6') tall base with brick to match the structure, a dual-sided pricer of approximately 139 square feet, and a dual-sided QuikTrip brand sign of approximately 199 square feet. The proposed pole sign is sixty-five (65) feet tall and is approximately fifteen (15) feet wide. The proposed location of the pole sign is within an existing twenty-foot (20') water easement that belongs to the City of Waxahachie along Marshall Road and a fifteen-foot (15') utility easement that will be required to be dedicated, along Interstate 35E Service Road, when the subject property is platted. As presented, the pole sign does not comply with the City's sign requirements per Section 5.08 of the City of Waxahachie Zoning Ordinance; which requires placement outside of all utility easements and a minimum setback of 65' for a 65' tall sign.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, eight notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun, and a sign was visibly posted on the property. Staff has received no letters in support or opposition for the SUP request.

Staff has several concerns regarding the proposed development that have not been addressed by the applicant.

One of the primary concerns is that the development is encroaching into various easements that belong to the City of Waxahachie, Tarrant Regional Water District (TRWD), and Oncor. Ms. Vu noted that a letter of no objection from TRWD was delivered to staff after the agenda packet was

posted and a printed copy was also provided to the Commissioners at their seat. The proposed development has the potential to be rendered infeasible or change drastically if approval to access and or place infrastructure in these easements is not received. Prior approval from easement holders for development is a standard due-diligence item to complete for SUP requests.

The western side of the subject property has a significant sedimentation issue from the existing concrete batch plant on the adjacent property. Staff recommends a solid screening wall or physical barrier (possibly a berm) be proposed along the western property line to mitigate this on-going issue.

Lastly, the documents submitted with this application do not contain all technical design criteria or information required by Section 7.01 of the City of Waxahachie Zoning Ordinance. The Site Plan provided by the applicant must be revised for compliance with Section 7.01 of the Waxahachie Zoning Ordinance to demonstrate that the technical site plan design criteria for the development have been met.

The subject property is located at one of the prime intersections leading into the City. The proposed elevations do not offer an enhanced building design from QT's most recently approved location at Brown Street and Highway 287.

Staff also has concerns regarding the location and size of the proposed pole sign and the total number of signs proposed for the development. Staff is in support of a monument sign of thirty (30) feet in height due to the location of the subject property where it has frontage to Interstate 35E Service Road, and the height of the monument sign located at Highway 287 and Brown Street was approved for. A primary concern regarding the proposed pole sign is that it is encroaching into multiple easements and the applicant has not submitted a letter of no objection from the easement holders for the proposed location of the pole sign. Staff recommends that the applicant propose a smaller monument sign since the sign is situated along Interstate 35E Service Road, and there isn't much of a change in topography from a mile north and south of the subject property. Lastly, staff has a concern regarding the amount of signage along Interstate 35E Service Road, and recommends that the applicant remove the smaller proposed monument sign at the entrance located on Interstate 35E Service Road to avoid a cluster of signage.

After careful consideration and analysis, staff recommends denial of the proposed SUP request for the Convenience Store and Gasoline Sales uses. This recommendation is based on the concerns mentioned above and the lack of pertinent information/documents required to properly evaluate the SUP request in its entirety.

Commissioner Wendy Johnson inquired whether the applicant had submitted a complete application for staff review prior to the Planning & Zoning Commission meeting. Ms. Vu responded that the presented staff report reflects the most current information received from the applicant as of the time of posting.

Commissioner Jenny Bridges clarified with Ms. Vu that while the City does not oppose QuikTrip establishing the proposed location, several significant concerns remain unresolved. Ms. Vu confirmed this assessment.

Commissioner David Hudgins expressed that the application, as submitted, does not appear to be ready for consideration by either the Planning & Zoning Commission or City Council. He suggested continuing the item to allow additional time for the applicant and staff to address outstanding staff and zoning concerns.

Ben Williams, 4217 Foxborough Trail, Arlington, Texas, provided a presentation addressing several issues presented by Ms. Vu. He explained that the proposed QuikTrip location will require a Special Use Permit (SUP) for gasoline sales and for having less than 30% window glazing. He noted that letters of no objection from both TRWD and Oncor have been submitted to staff.

Mr. Williams presented site plan revisions in response to staff feedback, including:

- Relocating the monument sign at Loflin Drive outside the sewer easement;
- Removing the monument sign on the east side of the property and replacing it with pricing signs on the gas canopy;
- Relocating the high-rise sign from the corner to the retention pond area, where it now meets setback requirements.

He also presented elevation slides and discussed the addition of downlighting for security. Mr. Williams elaborated on how the height of the high-rise sign was determined, explaining the importance of visibility for customers. He requested approval of the SUP, with the condition that construction will begin within one year of the completion of TxDOT's roadway improvements.

Commissioner Johnson asked whether Mr. Williams' presentation addressed the conditions outlined in the staff report. Mr. Williams responded that while they are still in the process of securing a no-objection letter from TxDOT, letters from TRWD and Oncor have been submitted to staff.

Tommy Vilbig, 1700 Alma Drive, Suite 375, Plano, Texas, explained that he has been coordinating with TRWD, Oncor, and TxDOT on the civil engineering aspects of the project. He acknowledged delays in the process, largely due to inclement weather.

Trenton Robertson, Senior Director of Planning, confirmed that a letter from Oncor had been received, but noted it has not been executed by both the property owner and Oncor, and therefore has not been formally submitted to staff.

Chairman Keeler questioned Mr. Williams about why staff concerns were being addressed for the first time during the meeting. He asked why the information had not been provided in advance to give staff adequate time for review and validation before presentation to the Commission. Mr. Robertson confirmed that staff had not received the revised SUP information presented by Mr. Williams. In response, Mr. Williams explained that the delay was partially due to contractual obligations and the need for the SUP to be approved before QuikTrip can close on the property.

Commissioner Marlene Norcross acknowledged the applicant's need for SUP approval to facilitate the property closing but explained the importance of allowing staff sufficient time to review the presented proposals to ensure all concerns and zoning issues are properly addressed.

Chairman Keeler opened the Public Hearing at approximately 7:45 p.m.

There being no others to speak for or against ZDC-17-2025, Chairman Keeler closed the Public Hearing at approximately 7:45 p.m.

The Planning & Zoning Commissioners and staff discussed the possibility of continuing the case until the May 13th P&Z Commission meeting.

Craig Honeywell, 1120 North Industrial Blvd., Euless, Texas, cautioned that extending the case beyond two weeks would negatively affect the project's contractual timeline. He urged the Commission to review and consider the information presented at the meeting during the next Planning & Zoning Commission meeting, scheduled in two weeks, emphasizing that a one-month delay would not be acceptable to the applicant.

14. Consider recommendation of ZDC-17-2025

Action:

Chad Hicks moved to recommend denial of ZDC-17-2025, a Specific Use Permit (SUP) for Convenience Store and Gasoline Sales uses. Motion was seconded by Rick Keeler and carried 4-3 with Marlene Norcross, Jenny Bridges, and David Hudgins voting in opposition.

15. Public Hearing on a request by Joey Scott, Stephens Engineering, for a Specific Use Permit (SUP) for a Self-Storage Facility use within a General Retail zoning district located at 51 Indian Drive (Property ID 295119) - Owner: Buffalo Creek Plaza, LLC (ZDC-231-2024)

Ms. Vu presented the Item. The applicant requests a SUP for a Self-Storage Facility use (Oak View Self-Storage) within the General Retail (GR) zoning district located at 51 Indian Drive. A Self-Storage Facility Land Use requires a SUP to be approved by City Council per the City of Waxahachie Zoning Ordinance. Staff received the SUP application on December 18, 2024. Staff reviewed the application and provided comments to the applicant on December 31, 2024. Staff provided comments to the applicant within five (5) business days of each of the three (3) resubmittals provided by the applicant.

Oak View Capital Partners, LLC (the business owner of Oak View Self-Storage) is a Dallas-based development firm who focuses on developing multi-story climate-controlled self-storage facilities with locations within the Dallas-Fort Worth metroplex and Kansas City area. This location will consist of a primary structure of approximately 97,800 square feet with the total height of 46'-10 ½". The proposed facility is staffed by one employee during the hours of operation of 6:00 a.m. to 10 p.m., every day.

The proposed project does meet the minimum parking requirements and minimum landscape requirements per the City of Waxahachie Zoning Ordinance. The applicant is not requesting any deviations from the City's Code of Ordinances.

Typically, a six-foot (6') masonry screening wall is required for all proposed non-residential developments located adjacent to a residential zoning district or residential use property per Section 5.03 of the City of Waxahachie Zoning Ordinance. The adjacent properties located to the south and west are within a residential zoning district; however, it is undeveloped. The applicant is proposing to install a combination of canopy trees and ornamental trees along the southern property boundary to provide live screening in the event that the adjacent property develops; which is an appropriate alternative in this context.

The applicant has provided two sets of architectural elevations. Both elevations have the same building design and exterior finishes except the color scheme for each option is different. Staff recommends Option 1 because the color scheme offers earthy tones that are more compatible with the adjacent ClearSky Rehabilitation Hospital, whereas Option 2 offers a red undertone.

The applicant proposes to mount shielded wall packs on the proposed building, along with a twenty-foot light pole to be located at the parking lot located on the western side of the property. The applicant has provided a photometric plan that meets Section 6.03 of the City of Waxahachie Zoning Ordinance, along with the lighting specifications of the proposed lighting fixtures

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 11 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun, and a sign was visibly posted at the property. Staff has received five (5) letters in support and no letters in opposition for the SUP request.

Although the photometric plan meets Section 6.03 of the City of Waxahachie Zoning Ordinance, Staff has a concern that the proposed fixtures may cause a glare issue. The applicant shall provide a shield for each lighting fixtures at the time of building permitting to prevent any glare issues.

Brad Tidwell, 178 Jellico Circle, Southlake, Texas, commended City staff for their diligence and expressed his longstanding interest in establishing a presence in Waxahachie, noting that he has finally found the right location.

Chairman Keeler inquired about the site plan and the visibility of the facility from Brown Street and Indian Drive. Zack King, Planning Manager, explained that the canopy will face Brown Street, while the drive-up unit doors will be positioned at the rear of the building, facing the creek and not visible from the roadway. Mr. Tidwell confirmed that the facility will include an on-site office.

Chairman Keeler encouraged the applicant to exceed the minimum landscaping requirements, noting that the applicant is permitted to install landscape screening in place of a masonry wall. Mr. Tidwell agreed and expressed his willingness to provide enhanced landscaping. He also stated his preference for Elevation Option Two as presented.

Chairman Keeler opened the Public Hearing at approximately 8:02 p.m.

There being no others to speak for or against ZDC-231-2024, Chairman Keeler closed the Public Hearing at approximately 8:02 p.m.

16. Consider recommendation of ZDC-231-2024

Action:

Jenny Bridges moved to recommend approval of ZDC-231-2024, a Specific Use Permit (SUP) for a Self-Storage Facility use with Elevation Option 2, adding an enhanced landscape requirement, subject to the conditions of the staff report, and authorizing the Mayor and/or City Manager to sign the associated documents accordingly. Motion was seconded by Wendy Johnson and carried unanimously (7-0).

17. Discussion about Planning and Zoning Board Member City Tour on May 16, 2025

Mr. Robertson announced that staff will be contacting the Commissioners to coordinate a tour of the Viridian Development in Arlington, Texas, scheduled for May 16, 2025. He explained that the purpose of organizing these tours is to provide Commissioners with real-world examples of development elements such as density, lot sizes, amenities, and overall site design. The tours will also offer an opportunity for questions and discussion, helping to enhance the Commissioners' understanding of the types of projects being brought forward for consideration.

18. Adjourn

Zack King welcomed Terry Connor as the newest member of the Planning & Zoning Commission.

Commissioner Hudgins expressed disappointment that QuikTrip did not agree to continue the case, noting that additional time would have allowed for a more thorough review.

Commissioner Hicks agreed with Commissioner Hudgins and stated that the Commission should not be pressured into making rushed decisions.

Commissioner Johnson commended staff members Harper Lindamood and Oanh Vu for their professionalism in presenting cases.

Commissioner Norcross wished everyone a Happy Easter.

There being no further business, the meeting adjourned at 8:09 p.m.

Respectfully submitted,

Jami Bonner
Assistant City Secretary