

Planning and Zoning Commission  
August 15, 2023

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, August 15, 2023 at 6:15 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

Members Present: Rick Keeler, Chairman  
Melissa Ballard, Vice Chairman  
Bonney Ramsey  
David Hudgins  
Erik Test  
Ron Ansell

Member Absent: Betty Square Coleman

Others Present: Shon Brooks, Executive Director of Development Services  
Jennifer Pruitt, Senior Director of Planning  
Zack King, Senior Planner  
Eleana Tuley, Senior Planner  
Amber Villarreal, City Secretary  
Chris Wright, Council Representative

**1. Call to Order**

Chairman Rick Keeler called the meeting to order.

**2. Conduct a briefing to discuss items for the 7:00 p.m. regular meeting**

City staff briefed the Commission on the following August 15, 2023 regular meeting agenda items:

5. Public Hearing on a request by the City of Waxahachie for a textual amendment to the City Zoning Ordinance, Ordinance No. 3020, to create Short-Term Rental Definitions, and use regulations, Section 3.27 and Use Regulations, Section 4.03 Use Charts, (ZTA-92-2023) to address Short Term Rental (STR) uses. Staff: Jennifer Pruitt
7. Consider a request by John Ed Justice, BKG Legacy Ranch 1, LLC, for a Replat of Lot 1, Block B, Legacy Ranch Phase One, to create two lots, being 1.401 acres, located at 1001 Legacy Ranch Road, (Property ID: 267511) – Owner: BKG LEGACY RANCH 1, LLC (SUB-103-2023) Staff: Zack King
8. Consider a request by Bryce Eckeberger, Kimley-Horn, for a Plat of 289 BSL – Waxahachie, lots 1-4, Block A, being 124.86 acres, located on the southwest corner of US Highway 287 and South Interstate 35E, situated in the John B. Bounds Survey, Abstract No. 99 and Jonathan E. Prince Survey, Abstract No. 844, an addition to the City of Waxahachie (Property ID 180322) – Owner: 289 BSL Waxahachie, LLC (SUB-85-2023) Staff: Eleana Tuley
9. Consider a request by Tim Jackson, Texas Realty Capture & Surveying LLC, for a Plat of Wilemon Steam Academy, Lots 1 & 2, Block A, being 66.948 acres, located southwest of 3001 W US Highway 287 Bypass, situated in the J. Boyd Survey, Abstract 108 & Abstract 109, an addition to the City of Waxahachie (Property ID: 180484) – Owner: WAXAHACHIE ISD (SUB-99-2023) Staff: Zack King

10. Public Hearing on a request by Corey Vaughan, QT South, LLC, for a Specific Use Permit (SUP) for a Pole Sign use within a General Retail (GR) zoning district located at 1342 Brown Street (Property ID: 295114 & 295115) – Owner: BUFFALO CREEK PLAZA, LLC (ZDC-55-2023) Staff: Zack King
12. Public Hearing on a request by Logan Spacek, Reclaim Physical Therapy & Wellness, for a Zoning Change from a Single Family-2 (SF-2) zoning district to a Commercial (C) zoning district, located at 409 E Jefferson Street (Property ID: 170544) – Owner: KEITH SPACEK (ZDC-75-2023) Staff: Zack King
14. Public Hearing on a request by April Gonzales, Dorothy's Uniforms, for a Zoning Change from an Office (O) zoning district to a Planned Development-Office (PD-O) zoning district, located at 206 YMCA Drive (Property ID: 174571) – Owner: MANDALAY HOLDINGS LLC (ZDC-107-2023) Staff: Zack King

*No action taken.*

### **3. Adjourn**

There being no further business, the meeting adjourned at 6:55 p.m.

Respectfully submitted,

Amber Villarreal  
City Secretary