

Planning and Zoning Commission
August 15, 2023

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, August 15, 2023 at 7:00 p.m. in the Council Chamber at 401 S. Rogers St., Waxahachie, TX.

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

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**
2. **Invocation**

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

3. **Public Comments**

James Parks, 102 Post Oak Ln., Waxahachie, Texas, requested to prohibit short-term rentals in single-family residential neighborhoods.

Arlene Hahan, 110 Oak Tree Drive, Waxahachie, Texas, requested to prohibit short-term rentals in single-family residential neighborhoods.

4. **Consider minutes of the regular Planning & Zoning Commission meeting of July 25, 2023**

Action:

Bonney Ramsey moved to approve the minutes of the regular Planning & Zoning Commission meeting of July 25, 2023. Motion was seconded by Melissa Ballard and carried unanimously (7-0).

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**

The Item was presented by Senior Director of Planning Jennifer Pruitt.

Chairman Keeler opened the Public Hearing at 7:41 p.m.

Those who spoke in opposition:

Michael McCorkle, 171 Willow Run, Waxahachie, Texas
James Parks, 102 Post Oak Ln., Waxahachie, Texas

There being no others to speak for or against ZTA-92-2023, Chairman Keeler closed the Public Hearing at 7:47 p.m.

6. Consider recommendation of Zoning Text Amendment No. ZTA-92-2023

Action:

Ron Ansell moved to recommend approval of ZTA-92-2023, 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; authorizing the Mayor to sign the associated documents accordingly. Motion was seconded by David Hudgins and failed by a vote of 3-4, with Melissa Ballard, Betty Square Coleman, Bonney Ramsey, and Erik Test voting in opposition.

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

The Item was presented by Senior Planner Zack King.

Action:

Melissa Ballard moved to approve SUB-103-2023, a Replat of Lot 1, Block B, Legacy Ranch Phase One, per the condition of the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Motion was seconded by Erik Test and carried unanimously (7-0).

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

Chairman Keeler announced the applicant requested to consider SUB-85-2023 at the August 29, 2023 Planning and Zoning Commission meeting.

Action:

Melissa Ballard moved to continue the consideration of SUB-85-2023 to the August 29, 2023 Planning and Zoning Commission meeting. Motion was seconded by David Hudgins and carried unanimously (7-0).

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**

The Item was presented by Mr. King.

Action:

Bonney Ramsey moved to approve SUB-99-2023, a Plat of Wilemon Steam Academy, Lot 1, Block A, per the condition of the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Motion was seconded by Erik Test and carried unanimously (7-0).

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**

The Item was presented by Mr. King and applicant Corey Vaughan requested approval.

Chairman Keeler opened the Public Hearing at 8:16 p.m.

There being no others to speak for or against ZDC-55-2023, Chairman Keeler closed the Public Hearing at 8:16 p.m.

11. **Consider recommendation of Zoning Change No. ZDC-55-2023**

Action:

Melissa Ballard moved to recommend approval of ZDC-55-2023, a Specific Use Permit (SUP) request for a 30' Pole Sign (QuikTrip) use at 1342 Brown Street, with sign option 2, subject to the conditions in the staff report. Motion was seconded by Bonney Ramsey and carried unanimously (7-0).

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**

The Item was presented by Mr. King.

Chairman Keeler opened the Public Hearing at 8:21 p.m.

There being no others to speak for or against ZDC-75-2023, Chairman Keeler closed the Public Hearing at 8:21 p.m.

13. Consider recommendation of Zoning Change No. ZDC-75-2023

Action:

Betty Square Coleman moved to recommend approval of ZDC-75-2023, a zoning change at 408 E Jefferson Street from a Single Family-2 (SF-2) zoning district to a Commercial (C) zoning district. Motion was seconded by Ron Ansell and carried unanimously (7-0).

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

The Item was presented by Mr. King and applicant April Gonzales requested approval.

Chairman Keeler opened the Public Hearing at 8:28 p.m.

Those who spoke in support:

Randall Grubbs, 3819 FM 1446

There being no others to speak for or against ZDC-107-2023, Chairman Keeler closed the Public Hearing at 8:32 p.m.

15. Consider recommendation of Zoning Change No. ZDC-107-2023

Action:

David Hudgins moved to recommend approval of ZDC-107-2023, a Zoning Change request from an Office zoning district to a Planned Development-Office zoning district, subject to the conditions in the staff report. The motion was seconded by Bonney Ramsey and carried unanimously (7-0).

16. Adjourn

There being no further business, the meeting adjourned at 8:34 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary