

Planning and Zoning Commission  
December 12, 2023

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, December 12, 2023 at 7:00 p.m. at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas.

Members Present: Erik Test, Vice Chairman  
Bonney Ramsey  
David Hudgins  
Ron Ansell  
Marlene Norcross

Members Absent: Rick Keeler, Chairman  
Adrian Cooper

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

1. **Call to Order**
2. **Invocation**

Vice Chairman Erik Test called the meeting to order and Commissioner Ron Ansell gave the invocation.

3. **Public Comments**

None.

4. **Consider minutes of the regular Planning & Zoning Commission Meeting of November 29, 2023**

**Action:**

*Bonney Ramsey moved to approve the minutes of the regular Planning & Zoning Commission Meeting of November 29, 2023 as presented. Motion was seconded by Ron Ansell and carried unanimously (5-0).*

5. **Public Hearing on a request by Stephen Lin, P.E., CDS Muery, for a Specific Use Permit (SUP) for an Outside Storage use and Heavy Machinery and Equipment, Rental, Sales or Storage (Holt Cat) use within a Light Industrial-1 (LI-1) zoning district located at 550 Austin Road (Property ID: 254632) – Owner: PC5 Properties LLC (ZDC-82-2023) Staff: Zack King**

The Item was presented by Senior Planner Zack King and Joseph Willrich. Project Manager at BEFCO Engineering, requested approval.

Vice Chairman Test opened the Public Hearing at approximately 7:26 p.m.

There being no others to speak for or against ZDC-82-2023, Vice Chairman Test closed the Public Hearing at approximately 7:26 p.m.

**6. Consider recommendation of Zoning Change No. ZDC-82-2023**

**Action:**

*Ron Ansell moved to recommend approval of ZDC-82-2023, a Specific Use Permit for an Outside Storage use and Heavy Machinery and Equipment, Rental, Sales or Storage use, subject to the conditions of the staff report. Motion was seconded by David Hudgins and carried unanimously (5-0).*

**7. Adjourn**

There being no further business, the meeting adjourned at 7:27 p.m.

Respectfully submitted,

Amber Villarreal  
City Secretary