

Planning and Zoning Commission  
January 9, 2024

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, January 9, 2024 at 7:00 p.m. at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas.

Members Present: Rick Keeler, Chairman  
Bonney Ramsey  
David Hudgins  
Ron Ansell  
Marlene Norcross

Members Absent: Erik Test, Vice Chairman  
Adrian Cooper

Others Present: Shon Brooks, Executive Director of Development Services  
Jennifer Pruitt, Senior Director of Planning  
Zack King, Senior Planner  
Oanh Vu, Planner  
Macey Martinez, City Engineer  
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**

None.

4. **Consider minutes of the regular Planning & Zoning Commission Meeting of December 12, 2023**

**Action:**

*Bonney Ramsey moved to approve the minutes of the regular Planning & Zoning Commission Meeting of December 12, 2023 as presented. Motion was seconded by Ron Ansell and carried unanimously (5-0).*

5. **Consider a request by Charles Shelburne, BSW Health, for a Replat of Lot 1, Block A of the Baylor Waxahachie Hospital Addition, 1 lot, being 46.931 acres, located at 2400 N Interstate 35E, (Property ID: 180334 & 261917) – Owner: Baylor Health Care System and Baylor Scott & White Professional Plaza I (SUB-188-2023) Staff: Zack King**

The Item was presented by Senior Planner Zack King.

**Action:**

*Ron Ansell moved to recommend approval of SUB-188-2023, a Replat for Lot 1R, Block A of the Baylor Waxahachie Hospital addition and the associated Petition for Relief Waiver, subject to the conditions of the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Motion was seconded by Bonney Ramsey and carried unanimously (5-0).*

- 6. Public Hearing on a request by Brad Yates, Loren Gray Investments LLC, for a Replat of Lot 5, Block 27 of the Bullard's Addition, to create Lots 5A & 5B, Block 27 of the Bullard's Addition, 2 Residential Lots, being 0.2947 acres, located at 937 S Rogers Street, (Property ID 172356) – Owner: Loren Gray Investments LLC (SUB-94-2023) Staff: Oanh Vu**

The Item was presented by Planner Oanh Vu.

Chairman Keeler opened the Public Hearing at approximately 7:07 p.m.

There being no others to speak for or against SUB-94-2023, Chairman Keeler closed the Public Hearing at approximately 7:07 p.m.

- 7. Consider approval of SUB-94-2023**

**Action:**

*David Hudgins moved to approve SUB-94-2023 for a Replat of Lot 5, Block 27 of the Bullard's Addition, to create Lots 5A & 5B, Block 27 of the Bullard's Addition, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Motion was seconded by Bonney Ramsey and carried unanimously (5-0).*

- 8. Public Hearing on a request by Brad Yates, Loren Gray Investments LLC, for a Replat of Lot 5, Block 27 of the Bullard's Addition, to create Lots 3A & 3B, Block 25 of the Bullard's Addition, 2 Residential Lots, being 0.218 acres, located at 904 S Rogers Street, (Property ID 172356) – Owner: Loren Gray Investments LLC (SUB-95-2023) Staff: Oanh Vu**

The Item was presented by Ms. Vu.

Chairman Keeler opened the Public Hearing at approximately 7:11 p.m.

There being no others to speak for or against SUB-95-2023, Chairman Keeler closed the Public Hearing at approximately 7:11 p.m.

- 9. Consider approval of SUB-95-2023**

**Action:**

*David Hudgins moved to approve SUB-95-2023 for a Replat of Block 25 of the Bullard's Addition, to create Lots 3A & 3B, Block 25 of the Bullard's Addition, authorizing the Planning & Zoning*

*Commissioner to sign the associated documents accordingly. Motion was seconded by Bonney Ramsey and carried unanimously (5-0).*

**10. Public Hearing on a request by Chris Clark, Clarkitecture LLC, for a Specific Use Permit (SUP) for a Drive-Through Establishment (HTeaO) use within a Planned Development-24-General Retail zoning district, located at 502 N US Highway 77, (Property ID 289738) – Owner: RS Waxahachie LLC (ZDC-163-2023) Staff: Zack King**

The Item was presented by Mr. King and applicant Brad Williamson requested approval. The Commission discussed lighting, masonry screening, and traffic safety.

Chairman Keeler opened the Public Hearing at approximately 7:43 p.m.

Citizens who spoke:

Don Ellyson, 1611 Alexander, Waxahachie, Texas  
Faye Ellyson, 1611 Alexander, Waxahachie, Texas

There being no others to speak for or against ZDC-163-2023, Chairman Keeler closed the Public Hearing at approximately 7:49 p.m.

**11. Consider recommendation of Zoning Change No. ZDC-163-2023**

**Action:**

*David Hudgins moved to recommend approval of ZDC-163-2023, a Specific Use Permit (SUP) for a Drive-Through Establishment (HTeaO) at 502 N US Highway 77, with Elevation Option 1, subject to the conditions of the staff report, including an 8-foot masonry screening wall similar to the one behind the adjacent 7-11 store. Motion was seconded by Bonney Ramsey and carried 4-1 with Marlene Norcross voting in opposition.*

**12. Public Hearing on a request by Suzanne Bell, Cove Construction, for a Specific Use Permit (SUP) for an Accessory Structure 700+ Square Feet use within a Single-Family Dwelling-1 (SF-1) zoning district located at 673 Brookglen Court (Property ID 216273) - Owner: John & Leslie Majors (ZDC-176-2023) Staff: Oanh Vu**

The Item was presented by Ms. Vu.

Chairman Keeler opened the Public Hearing at approximately 7:55 p.m.

There being no others to speak for or against ZDC-176-2023, Chairman Keeler closed the Public Hearing at approximately 7:55 p.m.

**13. Consider recommendation of Zoning Change No. ZDC-176-2023**

**Action:**

*Bonney Ramsey moved to recommend approval of ZDC-176-2023, a Specific Use Permit (SUP) for an Accessory Structure over 700 square feet use, authorizing the City Manager and or Mayor to execute all documents accordingly. Motion was seconded by David Hudgins and carried unanimously (5-0).*

**14. Public Hearing on a request by the City of Waxahachie for a Textual Amendment to the City Zoning Ordinance, Ordinance No. 3020, to Article IV Definitions and Use Regulations, Section 4.01 Definitions, and to Article IV Definitions and Use Regulations, Section 4.03 Use Charts, adding language related to a Data Center use (ZTA-194-2023) Staff: Jennifer Pruitt**

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

Chairman Keeler opened the Public Hearing at approximately 7:59 p.m.

There being no others to speak for or against ZTA-194-2023, Chairman Keeler closed the Public Hearing at approximately 7:59 p.m.

**15. Consider recommendation of Zoning Text Amendment No. ZTA-194-2023**

**Action:**

*Ron Ansell moved to recommend approval of ZTA-194-2023, a request by the City of Waxahachie for a textual amendment to the City Zoning Ordinance, Ordinance No. 3020, to Article IV Definitions and Use Regulations, Section 4.01 Definitions, and to Article IV Definitions and Use Regulations, Section 4.03 Use Charts, authorizing the Mayor to sign the associated documents accordingly. Motion was seconded by David Hudgins and carried unanimously (5-0).*

**16. Adjourn**

There being no further business, the meeting adjourned at 8:00 p.m.

Respectfully submitted,

Amber Villarreal  
City Secretary