

Planning and Zoning Commission  
January 23, 2024

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, January 23, 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  
Erik Test, Vice Chairman  
Bonney Ramsey  
David Hudgins  
Ron Ansell  
Adrian Cooper  
Marlene Norcross

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**

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

3. **Public Comments**

Brenda Marvidis, 5 Sargent Place, Waxahachie, Texas, spoke in reference to SUB-104-2022 and expressed concern with the platting of twenty-four (24) lots on 2.662 acres.

4. **Consider minutes of the regular Planning & Zoning Commission Meeting of January 9, 2024**

**Action:**

*Bonney Ramsey moved to approve the minutes of the regular Planning & Zoning Commission Meeting of January 9, 2024 as presented. Motion was seconded by David Hudgins and carried unanimously (7-0).*

5. **Present a request by Tim Jackson, Texas Realty Capture & Surveying LLC, for a Plat of Falcon's Landing, being 2.662 acres, 24 residential lots, located at the intersection of Vermont Street and Parks School House Road, situated in the S.M. Durrett Survey, Abstract 272, an addition to the City of Waxahachie (Property ID 226116) – Owner: Falcon's Landing A Series of EIS Development II LLC (SUB-104-2022) Staff: Zack King**

The Item was presented by Senior Planner Zack King.

**6. Consider approval of SUB-104-2022**

**Action:**

*Erik Test moved to approve SUB-104-2022, a Plat of Falcon's Landing, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Motion was seconded by David Hudgins and carried unanimously (7-0).*

**7. Public Hearing on a request by Brad Yates, for a Zoning Change from a Commercial zoning district to a Planned Development-Multi-Family-2 (PD-MF-2) zoning district, located at 600 S Rogers Street, (Property ID: 298309) – Owner: Billy K. Pruitt (ZDC-150-2023) Staff: Zack King**

**Action:**

*Erik Test moved to continue the Public Hearing for ZDC-150-2023 to the February 13<sup>th</sup> Planning and Zoning Commission meeting. Motion was seconded by Ron Ansell and carried unanimously (7-0).*

**8. Consider recommendation of Zoning Change No. ZDC-150-2023**

*No action taken.*

**9. Adjourn**

There being no further business, the meeting adjourned at 7:07 p.m.

Respectfully submitted,

Amber Villarreal  
City Secretary