

Planning and Zoning Commission
February 27, 2024

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas, on Tuesday, February 27, 2024 at 7:00 p.m.

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

Members Absent: Erik Test, Vice Chairman
David Hudgins
Adrian Cooper

Others Present: Shon Brooks, Executive Director of Development Services
Jennifer Pruitt, Senior Director of Planning
Zack King, Senior Planner
Oanh Vu, Senior Planner
Macey Martinez, City Engineer
Jami Bonner, Assistant 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 approval of minutes of the regular Planning & Zoning Commission meeting of February 13, 2024**

Action:

Bonney Ramsey moved to approve the minutes of the regular Planning & Zoning Commission Meeting of February 13, 2024 as presented. Motion was seconded by Ron Ansell and carried unanimously (4-0).

5. **Present a request by Douglas Cooper, MMA Inc., for a Plat of Ridge Crossing Phase II, being 68.823 acres, located approximately 1,900 feet West of 528 Ovilla Road, situated in the William C. Tunnell Survey, Abstract 1080, an addition to the City of Waxahachie (Property ID: 191627) – Owner: JDS Ovilla Road LLC (SUB-20-2024) Staff: Zack King**

The Item was presented by Senior Planner Zack King.

6. Consider recommendation of SUB-20-2024

Action:

Ron Ansell moved to recommend approval of SUB-20-2024, a Plat of Ridge Crossing Phase II 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 (4-0).

- 7. Present a request by Justin Todd for a Replat of Lot 8, of the Rolling Acres Addition, to create Lot 8R1 and 8R2 of the Rolling Acres Addition, 2 residential lots, being 2.450 acres, located at 206 Youngblood Road in the Extraterritorial Jurisdiction (Property ID 154276) – Owner: Oakbridge REI 13 Partnership, LLC (SUB-33-2023) Staff: Oanh Vu**

The Item was presented by Senior Planner Oanh Vu.

8. Consider approval of SUB-33-2023

Action:

Marlene Norcross moved to approve SUB-33-2023 a Replat of Lot 8 of the Rolling Acres Addition, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Motion was seconded by Bonney Ramsey and carried unanimously (4-0).

- 9. Public Hearing on a request by Stephen Mott, WISD, for a Specific Use Permit (SUP) for an Electronic Message Sign use within a General Retail (GR) zoning district located at 2999 W US Highway 287 Business, (Property ID: 180484) – Owner: Waxahachie ISD (ZDC-11-2024) Staff: Zack King**

The Item was presented by Mr. King and applicant Stephen Mott requested approval of the Specific Use Permit.

The Commission discussed the height of the sign and the proximity of the sign to Business 287.

Chairman Keeler opened the Public Hearing at approximately 7:18 p.m.

There being no others to speak for or against ZDC-11-2024, Chairman Keeler closed the Public Hearing at approximately 7:18 p.m.

10. Consider recommendation of Zoning Change No. ZDC-11-2024

Action:

Bonney Ramsey moved to recommend approval of ZDC-11-2024, a Specific Use Permit (SUP) request for an Electronic Message Sign, subject to the conditions of the staff report. Motion was seconded by Marlene Norcross and carried 3-1 with Ron Ansell voting in opposition.

11. Public Hearing on a request by Stephen Mott, WISD, for a Specific Use Permit (SUP) for an Electronic Message Sign use within a Planned Development (PD) zoning district located at 250 Saratoga Drive, (Property ID: 189842) – Owner: Waxahachie ISD (ZDC-12-2024) Staff: Zack King

The Item was presented by Mr. King.

Chairman Keeler opened the Public Hearing at approximately 7:21 p.m.

There being no others to speak for or against ZDC-12-2024, Chairman Keeler closed the Public Hearing at approximately 7:21 p.m.

12. Consider recommendation of Zoning Change No. ZDC-12-2024

Action:

Ron Ansell moved to recommend approval of ZDC-12-2024, a Specific Use Permit (SUP) request for an Electronic Message Sign, subject to the conditions of the staff report. Motion was seconded by Bonney Ramsey and carried unanimously (4-0).

13. Continue Public Hearing on a request by Ido Pistiner, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Planned Development Single-Family Dwelling-2 (PD-SF-2) zoning district located at 462 Wintergreen Drive (Property ID 265831) - Owner: Ido Pistiner (ZDC-190-2023) Staff: Oanh Vu

The Item was presented by Ms. Vu and applicant Ido Pistiner requested approval of the Specific Use Permit.

The Commission discussed the dates of operation, occupancy, and parking requirements. Ms. Vu noted ten letters of opposition were received prior to agenda posting and one additional letter of opposition was received prior to the meeting.

Chairman Keeler continued the Public Hearing at approximately 7:39 p.m.

There being no others to speak for or against ZDC-190-2023, Chairman Keeler closed the Public Hearing at approximately 7:39 p.m.

14. Consider recommendation of Zoning Change No. ZDC-190-2023

Action:

Marlene Norcross moved to recommend denial of ZDC-190-2023, a Specific Use Permit (SUP) for a Short-Term Rental use. Motion was seconded by Bonney Ramsey and failed 2-2 with Rick Keeler and Ron Ansell voting in opposition.

15. Adjourn

Mayor Pro Tem Chris Wright congratulated P&Z Commissioner Adrian Cooper on his appointment to the Waxahachie Independent School District Board of Trustees.

There being no further business, the meeting adjourned at 7:42 p.m.

Respectfully submitted,

Jami Bonner
Assistant City Secretary