

Planning and Zoning Commission  
June 27, 2023

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, June 27, 2023 at 7:00 p.m. in the Council Chamber at 401 S. Rogers St., Waxahachie, TX.

Members Present:     Melissa Ballard, Vice Chairman  
                              Bonney Ramsey  
                              David Hudgins  
                              Erik Test  
                              Ron Ansell

Members Absent:     Rick Keeler, Chairman  
                              Betty Square Coleman

Others Present:     Jennifer Pruitt, Senior Director of Planning  
                              Oanh Vu, Planner  
                              Amber Villarreal, City Secretary  
                              Chris Wright, Council Representative

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

Vice Chairman Melissa Ballard called the meeting to order. Ron Ansell gave the invocation.

3.     **Public Comments**

Michael McCorkle, 171 Willow Run, Waxahachie, Texas, requested an ordinance regulating short term rentals due to issues at 159 Willow Run. He noted a new owner recently purchased the home and issues began when the owner started renting out the residential home for short-term rental use. Mr. McCorkle cited numerous issues at the property and requested an ordinance prohibiting short-term rentals in residential neighborhoods.

4.     **Consider minutes of the regular Planning & Zoning Commission meeting of June 13, 2023 and the City Council and Planning and Zoning Commission Joint Work Session of June 13, 2023**

**Action:**

*Bonney Ramsey moved to approve the minutes of the regular Planning & Zoning Commission meeting of June 13, 2023 and the City Council and Planning and Zoning Commission Joint Work Session of June 13, 2023. Erik Test seconded, All Ayes.*

5.     **Consider a request by Ellis County Coalition for Health Options, Inc. DBA Hope Clinic, for a Replat of Lot 3, Block A of the City of Waxahachie Public Safety Campus addition, 4 commercial lots, being 27.445 acres, located adjacent to 632 Farley Street, (Property ID: 273695, 297103, 297104, & 297105) Owner: CITY OF WAXAHACHIE & ELLIS COUNTY COALITION FOR HEALTH OPTIONS, INC. DBA HOPE CLINIC (SUB-66-2023) Staff: Zack King**

Jennifer Pruitt, Senior Director of Planning, presented the case noting the applicant proposes to Replat the subject property into four (4) lots. The proposed lots adhere to the minimum lot size

and dimension standards required by the zoning for the property. As part of the Replat, the applicant proposes to provide right-of-way (ROW) dedication for Farley Street per the Waxahachie Thoroughfare Plan. Based on the details provided in the Staff Report and the present status of the documents subject to the request, staff recommends approval of the Replat.

**Action:**

*David Hudgins moved to approve SUB-66-2023, a Replat of Lot 3, Block A of the City of Waxahachie Public Safety Campus, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Ron Ansell seconded, **All Ayes.***

**6. Adjourn**

Bonney Ramsey announced the Crape Myrtle Festival will be held July 3-4, 2023 and encouraged everyone to attend.

Chris Wright announced short-term rentals will be discussed at the June 29, 2023 City Council Work Session.

There being no further business, the meeting adjourned at 7:08 p.m.

Respectfully submitted,

Amber Villarreal  
City Secretary