

Planning and Zoning Commission
November 29, 2023

The Waxahachie Planning & Zoning Commission held a regular meeting on Wednesday, November 29, 2023 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
Ron Ansell
Adrian Cooper
Marlene Norcross

Member Absent: David Hudgins

Others Present: Jennifer Pruitt, Senior Director of Planning
Zack King, Senior Planner
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 November 14, 2023**

Action:

Bonney Ramsey moved to approve the minutes of the regular Planning & Zoning Commission Meeting of November 14, 2023 as presented. Motion was seconded by Ron Ansell and carried unanimously (6-0).

5. **Continue Public Hearing on a request by Maxwell Fisher, ZoneDev, for an Amendment to Ordinance 2281 to allow for revised development standards and a detailed site plan within an approved Planned Development located southwest of the intersection of FM 878 and FM 879 (Property ID: 290675) – Owner: ASD Waxi Fee Owner LLC (ZDC-69-2023) Staff: Zack King**

Chairman Keeler announced the applicant requested to continue the Public Hearing indefinitely.

Action:

Ron Ansell moved to continue the Public Hearing for ZDC-69-2023 indefinitely. Motion was seconded by Erik Test and carried unanimously (6-0).

6. Consider recommendation of Zoning Change No. ZDC-69-2023

No action taken.

7. Consider a request by Patrick Heibel, for a Replat of Lot 1, Irwin Branch Addition, to create Lot 1R-A and 1R-B, Irwin Branch Addition, 2 residential lots, being 4.019 acres, located at 1111 Ovilla Road, in the Extra Territorial Jurisdiction and the City of Waxahachie (Property ID: 290745) – Owner: Rhendi J. Heibel and Patrick D. Heibel (SUB-181-2023) Staff: Zack King

The Item was presented by Senior Planner Zack King.

Action:

Erik Test moved to approve SUB-181-2023, a Replat for Lot 1R-A and Lot 1R-B of the Irwin Branch Addition, 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 (6-0).

8. Public Hearing on a request by Jared Ruffin, Ruffin Holdings LLC for a Zoning Change from a General Retail (GR) zoning district to Planned Development-General Retail (PD-GR) zoning district, located at 115 Dean Box Drive (Property ID 291054) - Owner: Ruffin Holdings LLC (ZDC-31-2023) Staff: Zack King

The Item was presented by Mr. King.

Chairman Keller opened the Public Hearing at approximately 7:17 p.m.

There being no others to speak for or against ZDC-31-2023, Chairman Keeler closed the Public Hearing at approximately 7:17 p.m.

9. Consider recommendation of Zoning Change No. ZDC-31-2023

Action:

Bonney Ramsey moved to approve ZDC-31-2023, with elevation option 1, a Zoning Change from a General Retail zoning district to a Planned Development-General Retail zoning district, Lot 1, Block A, subject to the conditions of the staff report. Motion was seconded by Erik Test and carried unanimously (6-0).

10. Adjourn

There being no further business, the meeting adjourned at 7:19 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary