

Planning and Zoning Commission  
February 13, 2024

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, February 13, 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

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 January 23, 2024**

**Action:**

*Bonney Ramsey moved to approve the minutes of the regular Planning & Zoning Commission Meeting of January 23, 2024 as presented. Motion was seconded by Ron Ansell and carried unanimously (7-0).*

5. **Public Hearing on a request by Brenda Arellano, for a Specific Use Permit (SUP) for a Private Club (Event Venue) use within a Central Area (CA) zoning district, located at 200 S Rogers Street, Suite 303 (Property ID: 170521) – Owner: Rogers & Franklin LLC (ZDC-195-2023) Staff: Zack King**

The Item was presented by Senior Planner Zack King and noted one letter of concern was received from the Webb Gallery who stated they were concerned with noise and traffic.

Chairman Keeler opened the Public Hearing at approximately 7:10 p.m.

There being no others to speak for or against ZDC-195-2023, Chairman Keeler closed the Public Hearing at approximately 7:10 p.m.

**6. Consider recommendation of Zoning Change No. ZDC-195-2023**

**Action:**

*Erik Test moved to recommend approval of ZDC-195-2023, a Specific Use Permit (SUP) request for a Private Club (Emma Grace Events & Studio) use at 200 S Rogers Street, Suite 303, subject to the conditions of the staff report. Motion was seconded by Bonney Ramsey and carried unanimously (7-0).*

**7. Continue 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**

The Item was presented by Mr. King and applicant Brad Yates requested approval.

Chairman Keeler opened the Public Hearing at approximately 7:24 p.m.

There being no others to speak for or against ZDC-150-2023, Chairman Keeler closed the Public Hearing at approximately 7:25 p.m.

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

**Action:**

*David Hudgins moved to recommend approval of ZDC-150-2023, a Zoning Change from a Commercial zoning district to a Planned Development-Multi-Family-2 (PD-MF-2) zoning district at 600 S Rogers Street, subject to the conditions of the staff report. Motion was seconded by Erik Test and carried unanimously (7-0).*

**9. 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**

**Action:**

*Ron Ansell moved to continue the public hearing for ZDC-190-2023 to the February 27, 2024 Planning & Zoning Commission meeting. Motion was seconded by Bonney Ramsey and carried unanimously (7-0).*

**10. Consider recommendation of Zoning Change No. ZDC-190-2023**

*No action taken.*

**11. Adjourn**

There being no further business, the meeting adjourned at 7:26 p.m.

Respectfully submitted,  
Amber Villarreal, City Secretary