

Planning and Zoning Commission  
April 9, 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, April 9, 2024 at 7:00 p.m.

Members Present: Rick Keeler, Chairman  
Erik Test, Vice Chairman  
Bonney Ramsey  
David Hudgins  
Ron Ansell  
Marlene Norcross

Member Absent: Adrian Cooper

Others Present: Shon Brooks, Executive Director of Development Services  
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. **Consent Agenda**

- a. Minutes of the regular Planning & Zoning Commission meeting of March 26, 2024
- b. Consider approving a request by Cody Crannell, CCM Engineering, for a Plat of Camden Park Estates Phase 5, being 25.62 acres, located southwest of Whitewater Drive, situated in the Silas M. Durrett Survey, Abstract 272, an addition to the City of Waxahachie (Property ID 284301) – Owner: CZ OZ WAX I LLC (SUB-89-2023)

**Action:**

*David Hudgins moved to approve all items on the Consent Agenda as presented. Motion was seconded by Bonney Ramsey and carried unanimously (6-0).*

5. **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 Senior Director of Planning Jennifer Pruitt. Ms. Pruitt announced the applicant was not currently present at the meeting. To comply with State law contained in Local

Government Code Chapter 211 and the City's public hearing notice requirements, 99 notices were mailed to property owners within 500 feet of the as required in Section 3.27 of the City's Zoning Ordinance. At the time of the publishing of this staff report, a total of eighteen (18) letters in opposition have been received by staff, with six (6) letters being inside the 200' buffer and the remainder outside the 200' buffer. Staff confirmed with the Waxahachie Police Department that no nuisance-related calls had been made regarding the subject property and its current use in the past 12 months.

Mayor Pro Tem Chris Wright noted City Council passed a moratorium not allowing the operation of new short-term rentals and the property at 462 Wintergreen Drive has been operating in violation of that ordinance.

Chairman Keeler opened the Public Hearing at approximately 7:08 p.m.

There being no others to speak for or against ZDC-190-2023, Chairman Keeler closed the Public Hearing at approximately 7:11 p.m.

Chairman Keeler noted he is generally in favor of short-term rentals as long as they comply with the law and there haven't been any nuisance issues; however, the applicant didn't take the time to attend the meeting.

**6. Consider recommendation of ZDC-190-2023**

**Action:**

*Ron Ansell 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 carried unanimously (6-0).*

**7. Public Hearing on a request by Brad Yates, for a Replat of Lot 4, Block 1 of the Nora Alexander's Subdivision, to create Lots 4A and 4B, Block 1 of the Nora Alexander's Subdivision, 2 residential lots, being 0.2695 acres, located at 500 Farley Street (Property ID: 172064) – Owner: Loren Gray Investments LLC (SUB-29-2024) Staff: Zack King**

The Item was presented by Senior Planner Zack King and owner Brad Yates requested approval.

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

There being no others to speak for or against SUB-29-2024, Chairman Keeler closed the Public Hearing at approximately 7:17 p.m.

**8. Consider recommendation of SUB-29-2024**

**Action:**

*Bonney Ramsey moved to recommend approval of SUB-29-2024, a Replat of the Nora Alexander's Subdivision, subject to the conditions of the staff report. Motion was seconded by Erik Test and carried unanimously (6-0).*

- 9. Public Hearing on a request by Joseph Flournoy, Energy Renovation Center, for a Replat of a portion of Lot C, Block 232 of the Original Town of Waxahachie, to create Lots C1 & C2, Block 232 of the Original Town of Waxahachie, 2 residential lots, being 0.418 acres, located at 103 Elder Street (Property ID 171557) – Owner: Energy Renovation Center Inc. (SUB-49-2024) Staff: Zack King**

The Item was presented by Mr. King and owner Joseph Flournoy requested approval.

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

There being no others to speak for or against SUB-49-2024, Chairman Keeler closed the Public Hearing at approximately 7:21 p.m.

**10. Consider recommendation of SUB-49-2024**

**Action:**

*David Hudgins moved to recommend approval of SUB-49-2024, a Replat of a portion of Lot C, Block 232 of the Original Town of Waxahachie, subject to the conditions of the staff report. Motion was seconded by Bonney Ramsey and carried unanimously (6-0).*

- 11. Public Hearing on a request by Leslie Ford, Ofi Chito, for a Specific Use Permit (SUP) for a Drive-Thru use within a Light Industrial-1 (LI-1) zoning district located directly east of 150 West Butcher Road (Property ID 284633) - Owner: Crux Jefferson, LLC (ZDC-21-2024) Staff: Oanh Vu**

The Item was presented by Mr. King and Danielle Carter, Ofi Chito representative, requested approval.

Chairman Keeler opened the Public Hearing at approximately 7:30 p.m.

There being no others to speak for or against ZDC-21-2024, Chairman Keeler closed the Public Hearing at approximately 7:30 p.m.

**12. Consider recommendation of ZDC-21-2024**

**Action:**

*Ron Ansell moved to recommend approval of ZDC-21-2024, a Specific Use Permit (SUP) for a Drive Through Establishment (McDonald's) with Elevation Option 2, subject to the conditions of the staff report, authorizing the City Manager and or Mayor to execute all documents accordingly. Motion was seconded by Bonney Ramsey and carried unanimously (6-0).*

**13. Adjourn**

There being no further business, the meeting adjourned at 7:31 p.m.

Respectfully submitted,  
Amber Villarreal, City Secretary