

Planning and Zoning Commission
August 26, 2025

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, August 26, 2025 at 7:00 p.m.

Commission Members: David Hudgins
Jenny Bridges
Wendy Johnson
Terry Connor

Commission Members Absent: Rick Keeler, Chairman
Chad Hicks
Vacant

Others Present: Shon Brooks, Executive Director of Development Services
Trenton Robertson, Senior Director of Planning
Zack King, Planning Manager
Amber Villarreal, City Secretary

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

Commissioner David Hudgins 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 August 12, 2025
- b. Consider a request by Anel Rodriguez and Luis Sanchez for a Plat of Sanchez Gibson Addition, Lot 1A, Block 1, being 1 acre, located directly to the south of 747 Gibson Road, situated in the George W. Younger Survey, Abstract 1195, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 207141) – Owner: Luis Sanchez (SUB-111-2025)

Action:

Wendy Johnson moved to approve the Consent Agenda, subject to the recommendations of staff. Motion was seconded by Terry Connor and carried unanimously (4-0).

5. **Public Hearing on a request by City of Waxahachie for textual amendments to the City Zoning Ordinance, Article II Administration, Section 2.04 Changes and Amendments to All Zoning Ordinances and Districts and Administrative Procedures, Article VII Supplemental Regulation, Section 7.05 Home Occupation Regulations, and to Article II Zoning Districts, Section 3.27 Short-Term Rentals (ZTA-113-2025)**

Senior Planning Director Trenton Robertson presented the Item. Due to recent adoption of House Bill 24 and House Bill 2464 by the 89th Session of the Texas Legislature, the City Attorney has advised that amendments to the Waxahachie Zoning Ordinance are necessary to maintain compliance with State law. The City Attorney has prepared an ordinance amending Section 2.04 of the Waxahachie Zoning Ordinance, related to Zoning Protests, including the repeal of City Council super-majority approval requirements when a request is denied by the Planning and Zoning Commission. The prepared ordinance also amends Section 7.05 of the Zoning Ordinance related to the definition and municipal regulation of no-impact home-based businesses. Finally, the prepared ordinance amends Section 3.27 of the Zoning Ordinance related to Short-Term Rentals to more closely align with recent litigation and court decisions around the State of Texas.

Commissioner Wendy Johnson inquired about the amendments regarding short-term rentals and Mr. Robertson clarified that short-term rentals (STRs) operating before the City's October 2023 ordinance can continue operating without obtaining a Specific Use Permit (SUP), and that the ordinance includes a definition for "party." When asked how "operating prior to" is defined, Trenton said that would likely be determined by a court, potentially based on factors like advertising, paying hotel/motel taxes, and whether the property qualifies as a legal non-conforming use.

Commissioner Jenny Bridges inquired whether a supermajority council vote is still required if a zoning case is denied. Mr. Robertson explained that new legislation removes this authority from cities. However, a supermajority vote is still required if 20% of nearby property owners oppose the case.

Commissioner Hudgins opened the Public Hearing at approximately 7:08 p.m.

Those who spoke neither in support or opposition:
Ira Tenpenny, 109 Rosa Street, Waxahachie, Texas

There being no others to speak for or against ZTA-113-2025, Commissioner Hudgins closed the Public Hearing at approximately 7:10 p.m.

6. Consider recommendation of ZTA-113-2025

Action:

Jenny Bridges moved to recommend approval of ZTA-113-2025, Zoning Ordinance Text Amendments related to Zoning Protests, Home Businesses, and Short-Term Rentals, authorizing the Mayor and/or City Manager to execute all documents accordingly. Motion was seconded by Wendy Johnson and carried unanimously (4-0).

7. Adjourn

There being no further business, the meeting adjourned at 7:11 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary