

Planning and Zoning Commission
November 10, 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 Monday, November 10, 2025 at 7:00 p.m.

Members Present: Jenny Bridges, Vice Chair
Chad Hicks
Terry Connor
Jimmy Poarch
Ryan Simpson
Bart Underwood

Member Absent: Wendy Johnson, Chair

Others Present: Trenton Robertson, Senior Director of Planning
Zack King, Planning Manager
Patrick Souter, Council Representative

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

Vice Chair Jenny Bridges called the meeting to order and Jimmy Poarch gave the invocation.

3. **Public Comments**

None.

4. **Consent Agenda**

- a. Minutes of the regular Planning & Zoning Commission meeting of October 28, 2025
- b. Consider a request by Tim Jackson, for a Plat of Jerry Loyd Place, 2 residential lots, being 9.823-acres, located at 1183 Lone Elm Road, situated in the E Ballard Survey, Abstract 120, an addition to the City of Waxahachie (Property ID 180654) – Owner: Deanna Carter (SUB-161-2025)

Action:

Bart Underwood moved to approve the Consent Agenda, subject to the recommendations of staff. Motion was seconded by Jenny Bridges and carried unanimously (6-0).

5. **Public Hearing on a request by Brian Burks, for a Replat of Lots 5 & 6 of the Leo Hightower Lots addition to create Lots 5A & 6A of the Leo Hightower Lots addition, 2 residential lots, being 1.194 acres, located at 139 Lakeshore Drive, (Property ID 174097) – Owner: William Larry Burks and John Brian Burks (SUB-155-2025)**

Zack King presented the Item. The applicant requests to replat the subject property into two (2) lots for residential use. The subject property is currently platted as two lots; however, there is an existing structure that encroaches into the side yard setback. The property owners want to shift the shared lot line to decrease the encroachment of the existing structure located at 139 Lakeshore Drive. The applicant is proposing to dedicate a fifteen-foot (15') utility easement along Lakeshore Drive.

The applicant requests relief from Section 3.1.c.6 of the Waxahachie Subdivision Ordinance, Street Dedications. Lakeshore Drive is identified as an 80' (eighty-foot) Major Collector per the City of Waxahachie Master Thoroughfare Plan. The property owners are responsible for their half of the right-of-way (ROW) dedication. The property owner is seeking relief from this ROW dedication because the City has no plans to expand Lakeshore Drive due to multiple existing homes being encroached into the ROW. Staff is in support of this plat variance request.

The applicant also requests relief from Section 3.04 of the Waxahachie Zoning Ordinance, Single-Family-1 (SF-1). The existing structure located at 139 Lakeshore Drive encroaches into the front yard setback of 40'. The existing structure located at 141 Lakeshore Drive encroaches into the 15' side yard setback and is less than 2,200 sq. ft. Therefore, the applicant requests relief from the minimum requirements. Staff is also in support of this plat variance request.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, seven (7) notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Daily Light, and a sign was visibly posted at the property. Staff received zero (0) letters of support and zero (0) letters of opposition for the proposed replat.

Vice Chair Jenny Bridges opened the Public Hearing at approximately 7:05 p.m.

There being no others to speak for or against SUB-155-2025, Vice Chair Bridges closed the Public Hearing at approximately 7:05 p.m.

6. Consider recommendation of SUB-155-2025

Action:

Chad Hicks moved to recommend approval of SUB-155-2025, a replat of Lots 5 & 6 of the Leo Hightower Lots addition, authorizing the Mayor and/or Interim City Manager to sign the associated documents accordingly. Motion was seconded by Jimmy Poarch and carried unanimously (6-0).

7. Public Hearing on a request by David Williams, for an Amendment to Ordinance No. 3583, to allow for reduced fire lane, paving, screening, landscaping, and sidewalk requirements within an approved Specific Use Permit (SUP) for Batch Plant and Outside Storage uses (Rinker Materials), located at 1220 Solon Road (Property ID 140094) - Owner: J & G Concrete Operations LLC (ZDC-154-2025)

Zack King presented the Item. The applicant proposes an amendment to the current Specific Use Permit (SUP) for Permanent Batch Plant and Outside Storage Uses to allow for reduced fire lane, paving, screening, landscaping, and sidewalk requirements.

A SUP for a Permanent Concrete Batch Plant that was originally approved for the subject property in 2003 with Ordinance 2208. However, at that time, the SUP only covered 5-acres of the 20-acre site and did not permit Outside Storage uses on the rest of the property. In 2024, the property owner proposed to expand their operations by adding an 11,200 square-foot building located northeast of the existing 45,316 square-foot metal building. To accommodate this expansion, a new SUP for a

Permanent Batch Plant and Outside Storage uses was proposed to cover the entire 20-acre site. To mitigate potential detriments to the surrounding area stemming from the expansion, the applicant proposed several site improvements. These improvements included the addition of concrete drive aisles, parking, and fire lanes (replacing the existing gravel), 8' masonry screening walls along the north, west, and south property lines, and the addition of landscaping. These improvements are typical requirements for all commercial or industrial development in the City of Waxahachie. City Council approved the proposed SUP with Ordinance 3583 on December 16, 2024.

Following approval of Ordinance 3583, the applicant began preparing construction plans for the Batch Plant expansion and required site improvements. The applicant approached staff in June of 2025 with concern that the required site improvements were too costly to undertake and requested direction on the process to reduce the required improvements. Staff directed the applicant to pursue to the SUP Amendment process to seek City Council approval of site improvement reductions.

The applicant submitted a formal SUP Amendment Application in October of 2025. The applicant identified six (6) specific site improvement requirements that are requested to be reduced or eliminated from the approved SUP. The applicant has requested that these reductions be considered for approval individually, if the reductions are not agreeable when considered all together. The requested reductions include the following:

- Firelane Path Reduction: Propose removing the East to West portion of the firelane on South side of existing building and the South to North portion on West side of existing building.
- Firelane Paving Material: Propose changing the Firelane material from Concrete to Asphalt
- Parking Lot Paving Material: Propose changing the parking lot paving to asphalt
- Screening Wall: Propose a similar wall but supplied by different vendor. Design would remain the same.
- Landscaping: Propose removing the landscaping inside the screening wall
- Sidewalks: Propose removing the portions of sidewalk along Solon Road and Austin Road

The site improvements required by City Council as part of the approval of the SUP for the subject property are compliant with minimum City requirements for new development and are necessary to ensure the use remains compatible with other existing and developing uses in the surrounding area. Staff has concern that the requested reductions to fire lane, paving, and sidewalk improvement requirements would result in negative aesthetic and infrastructure impacts on the surrounding area.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, seven notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property. Staff has received zero (0) letters of support and one (1) letter of opposition to the SUP amendment request.

Vice Chair Bridges opened the Public Hearing at approximately 7:19 p.m.

There being no others to speak for or against ZDC-154-2025, Vice Chair Bridges closed the Public Hearing at approximately 7:19 p.m.

8. Consider recommendation of ZDC-154-2025

Action:

Chad Hicks moved to recommend denial of ZDC-154-2025, an amendment to Ordinance No. 3583, subject to the conditions of the staff report, and authorizing the Mayor and/or Interim City Manager to execute all documents accordingly. Motion was seconded by Jimmy Poarch and carried unanimously (6-0).

9. Public Hearing on a request by Dennis Church, Minto Communities Texas, LLC, for a Zoning Change from Planned Development-Mixed Use Residential (PD-MUR), Single Family-1 (SF-1), Future Development (FD), and General Retail (GR) zoning districts to a Planned Development (PD) zoning district, located at 300 Brookside Road (Property ID's 179468, 179534, 182520, 187960, 189323, 189326, 189333, 189336, 192306, 193815, 193822, 193823, 234203, 263786, 264568, 303651, 303652) – Owners: Walton Texas LP, United Presbyterian Homes, William & Leanne Kelley (ZDC-232-2024)

Mr. King announced that the applicant has requested to continue the case until the December 8, 2025 Planning and Zoning Commission meeting.

Vice Chair Bridges opened the Public Hearing at approximately 7:32 p.m.

Those that spoke in support:

Richard Rozier, 208 Katy Lake, Waxahachie, Texas

Those that spoke in opposition:

Bob Ferris, 6059 E. FM 875, Waxahachie, Texas

Kathy Kacal, 405 Brookside Road, Waxahachie, Texas

Tony Tovar, 415 Brookside Road, Waxahachie, Texas

Heather Fagan, 1720 Lone Elm Road, Waxahachie, Texas

Dean Settlemyer, 605 Brookside Road, Waxahachie, Texas

Terry Nay, 711 Brookside Road, Waxahachie, Texas

Mike Mohat, 810 Lone Elm Road, Waxahachie, Texas

Action:

Ryan Simpson moved to recommend a continuance of ZDC-232-2024 to the December 8, 2025 Planning & Zoning Commission Meeting, a Planned Development (PD) zoning change request for approximately 3,169.6 acres. Motion was seconded by Jimmy Poarch and carried unanimously (6-0).

10. Consider recommendation of ZDC-232-2024

No action taken.

11. Adjourn

There being no further business, the meeting adjourned at 8:25 p.m.

Respectfully submitted,

David Jones, Planner