

Please note: The Waxahachie Planning and Zoning Commission meeting originally scheduled for 7:00 p.m. on Tuesday, January 27, 2026, at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, has been postponed to 4:30 p.m. on Thursday, January 29, 2026, at the Charles Beatty Municipal Services Building, Mean Green Conference Room, 408 S. Rogers Street. Such postponement is pursuant to Section 551.411 of the Texas Government Code. As a result of a winter snow, sleet and ice storm that has affected and impacted all of North Texas, and requests by state and local emergency services personnel that individuals refrain from driving due to said storms, it is deemed in the public interest and public safety that any meetings be postponed until such time as passage on public roadways is safe and secure. At the time of the posting of this Agenda, there existed the threat of continued negative effects of the winter snow, sleet and ice storm upon travel on streets and roadways. Further, it is the desire of the City of Waxahachie that its citizens continue to monitor travel advisories and stay off roads, especially bridges and overpasses, until such time as emergency services personnel suggest that travel is safe.

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held at the Charles Beatty Municipal Services Building, Mean Green Conference Room, 408 S. Rogers Street, Waxahachie, Texas, on Thursday, January 29, 2026 at 4:30 p.m.

Members Present: Wendy Johnson, Chair
Terry Connor
Chad Hicks
Ryan Simpson
Jimmy Poarch
Bart Underwood

Member Absent: Jenny Bridges, Vice Chair

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

1. Call to Order

Chair Wendy Johnson called this meeting to order at 4:30 PM

2. Invocation

Commissioner Jimmy Poarch gave the invocation.

3. Public Comments

None.

4. Consent Agenda

- a. Minutes of the regular Planning & Zoning Commission meeting of January 13, 2026

Action:

Chad Hicks moved to approve the Consent Agenda as presented. Motion was seconded by Terry Connor and carried unanimously (6-0).

- 5. Public Hearing on a request by Derrick & Shawna Cunningham for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single Family-2 (SF-2) zoning district located at 707 Dunn Street (Property ID 173450) - Owner: Derrick & Shawna Cunningham (ZDC-172-2025)**

Action:

Chad Hicks moved to continue the Public Hearing for ZDC-172-2025 to the February 10, 2026 Planning and Zoning Commission meeting. Motion was seconded by Jimmy Poarch and carried unanimously (6-0).

- 6. Consider recommendation of ZDC-172-2025**

No action taken.

- 7. Public Hearing on a request by Kelly Dlabaj for an Amendment to Ordinance No. 3121, to eliminate the requirement for a HOA Amenity lot within an approved 7-lot Planned Development-Single Family-3 (PD-SF-3) zoning district located at 300 Haley Drive (Property ID 314068) - Owner: Kelly Dlabaj and Adrian Tijerina (ZDC-178-2025)**

Action:

Jimmy Poarch moved to continue the Public Hearing for ZDC-178-2025 to the February 10, 2026 Planning and Zoning Commission meeting. Motion was seconded by Chad Hicks and carried unanimously (6-0).

- 8. Consider recommendation of ZDC-178-2025**

No action taken.

- 9. Adjourn**

There being no further business, the meeting adjourned at 4:37 p.m.

Respectfully submitted,

Caleb Ensley, Planner