

Planning and Zoning Commission
February 24, 2026

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, February 24, 2026 at 7:00 p.m.

Members Present: Wendy Johnson, Chair
Jenny Bridges, Vice Chair
Terry Connor
Ryan Simpson
Bart Underwood

Member(s) Absent: Jimmy Poarch
Chad Hicks

Others Present: Shon Brooks, Executive Director of Development Services
Trenton Robertson, Senior Director of Planning
Zack King, Planning Manager
Patrick Souter, Council Representative

1. Call to Order

Chair Wendy Johnson called the meeting to order.

2. Invocation

Ryan Simpson gave the invocation.

3. Public Comments

None.

4. Consent Agenda

- a. Minutes of the regular Planning & Zoning Commission meeting of February 10, 2026

Action:

Bart Underwood moved to approve the Consent Agenda as presented. Motion was seconded by Ryan Simpson and carried unanimously (5-0).

5. Public Hearing on a request by Jasmine Martinez, CBG Surveying Texas, LLC for a Replat of Lots 1, 2, and 3, Block 183, New Town Heights Addition, to create Lot 1R, Block 183, NB Housing Investments Addition, 1 Residential Lot, being 0.23 acres, located at 1206 Wyatt Street (Property ID 174823) – Owner(s): NB Housing Investments, LLC (SUB-6-2026)

Chair Johnson announced that Item 5, SUB-6-2026, was withdrawn.

6. Consider approval of SUB-6-2026

No action taken.

7. Public Hearing on a request by Jorge Restrepo, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single Family-3 zoning district located at 810 S College Street (Property ID 172443) - Owner: Jorge Restrepo (ZDC-175-2025)

Planner David Jones presented the Item. The applicant requests a SUP for short-term rental use at 810 S College Street because it is located within the SF-3 zoning district. The subject property consists of a primary structure being approximately 2,844 square feet in size with four (4) bedrooms and a detached 2-car garage. The garage will not be accessible to guests, but there is sufficient space in the driveway to accommodate four cars which is the maximum number of allowed vehicles. A gate currently separates portions of the driveway. Guests will have access to open and park behind the gate. There will be a maximum of ten guests allowed. The subject property is situated on an approximately 0.36 acres (15,681 square foot) lot. The applicant has not been operating the subject property as a short-term rental; therefore, they have not been paying local hotel occupancy taxes. The Ellis County Appraisal District (ECAD) identifies the subject property as a Homestead. At the time of this report, the owner has agreed to remove the Homestead exemption prior to operating the STR, if the proposed SUP is approved.

The existing driveway for the subject property along Dewberry Street can accommodate the required number of vehicles, but does not actually connect to Dewberry Street. The concrete driveway is separate from the street by approximately 6' of grass. Staff has added a condition that would require the applicant to extend the concrete driveway to connect to Dewberry Street in the event this SUP is approved.

During the planning analysis, staff inquired with the Waxahachie Police Department and discovered that there were no nuisance-related calls at this address. The applicant's local emergency contact is Camillo Restrepo, 815 College Street, Waxahachie, 75165, which is located approximately 110' from the subject property.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 24 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. At the time of the publishing this staff report, a total of zero (0) letters of support and zero (0) letters of opposition were received by staff.

Chair Johnson opened the Public Hearing at approximately 7:08 p.m.

There being no others to speak for or against ZDC-175-2025, Chair Johnson closed the Public Hearing at approximately 7:08 p.m.

8. Consider recommendation of ZDC-175-2025

Action:

Jenny Bridges moved to recommend approval of ZDC-175-2025, a Specific Use Permit (SUP) for a Short-Term Rental use, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly. Motion was seconded by Terry Connor and carried unanimously (5-0).

9. Adjourn

There being no further business, the meeting adjourned at 7:12 p.m.

Respectfully submitted,

David Jones, Planner