

Planning and Zoning Commission
March 10, 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, March 10, 2026 at 7:00 p.m.

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

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

Jimmy Poarch gave the invocation.

3. Public Comments

None.

4. Consent Agenda

- a. Minutes of the regular Planning & Zoning Commission meeting of February 24, 2026
- b. Consider a request by Sam's Real Estate Business Trust, for a Plat of Sam's Club Store #4858, lot 1 & Lot 2X, being 29.855 acres, located immediately to the south of 900 Grove Creek Road, situated in the A.S. Pruett Survey, Abstract No. 848 and the J. Starrett Survey Abstract No. 1024, an addition to the City of Waxahachie (Property ID 189302 & 194279) – Owners: Sam's Real Estate Business Trust (SUB-14-2026)

Action:

Jenny Bridges moved to approve the Consent Agenda, subject to the recommendations of staff. Motion was seconded by Chad Hicks and carried unanimously (7-0).

- 5. Public Hearing on a request by Derrick Kindred Jr for a Specific Use Permit (SUP) for an Accessory Structure exceeding seven hundred (700) square feet use within a Single-Family-1 (SF-1) and Planned Development-23-Single Family-1 (PD-23-SF-1) zoning district located at 162 Aria Drive (Property ID 300448) - Owner: Derrick Kindred Jr. & Zahna Kindred (ZDC-3-2026)**

Planner Caleb Ensley presented the Item. The applicant proposes a Specific Use Permit (SUP) to construct an accessory structure which exceeds seven hundred (700) square feet at 162 Aria Drive. The City of Waxahachie Zoning ordinance requires City Council to approve a SUP to allow accessory structures over 700 square feet in size.

According to the Ellis County Appraisal District, the existing single-family dwelling is approximately 4,695 square feet. The proposed accessory structure is one-story and has an area of 1,500 square feet. The proposed accessory structure does meet the setback requirements of the Waxahachie Zoning Ordinance for accessory structures in the Planned Development-23-Single-Family-1 (PD-23-SF-1) & Single-Family-1 (SF-1) zoning districts. The exterior of the accessory structure is comprised entirely of metal panels and is proposed to be used as a storage and personal recreation uses. In addition, the space will not be used as a parking space for personal vehicles; and the proposed structure will utilize electricity and plumbing that won't be separately metered from the primary structure.

The applicant has confirmed to staff that the structure will not be used as a dwelling or short-term rental and will not be metered, sold, or leased separately from the existing primary structure. The applicant also noted that this structure will not be used for commercial purposes.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, ten 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 opposition and one (1) letter of support for the SUP request.

Chair Johnson opened the Public Hearing at approximately 7:07 p.m.

There being no others to speak for or against ZDC-3-2026, Chair Johnson closed the Public Hearing at approximately 7:07 p.m.

6. Consider recommendation of ZDC-3-2026

Action:

Chad Hicks moved to recommend approval of ZDC-3-2026, Specific Use Permit (SUP) for an Accessory Structure exceeding seven hundred (700) square feet in use, subject to the conditions of the staff report, authorizing the Mayor and/or City Manager to sign the associated documents accordingly. Motion was seconded by Ryan Simpson and carried unanimously (7-0).

7. Public Hearing on a request by Eric Green for a Specific Use Permit (SUP) for an Accessory Structure +700 Square feet use within a Single Family-1 (SF-1) zoning district located at 120 Paradise Cove (Property ID 295591) - Owner: Eric Green & Susan Green (ZDC-8-2026)

Planner David Jones presented the Item. The applicant proposes a Specific Use Permit (SUP) to construct 1200 square foot carport at 120 Paradise Cove. The structure has a maximum height of 12', a width of 30', a length of 40' and will consist of metal panels. The structure will be located in the rear yard with an approach extending from the driveway. According to the Ellis County

Appraisal District, the primary structure on the subject property is approximately 3,429 square feet. According to the Waxahachie Zoning Ordinance, any accessory structure over 700 square feet is required to obtain a SUP in the SF-1 Zoning District.

The applicant proposes to utilize the structure for personal parking. The structure will be used for the storage and protection of personal vehicles.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 13 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 zero (0) letters of opposition to the SUP request.

Chair Johnson opened the Public Hearing at approximately 7:10 p.m.

There being no others to speak for or against ZDC-8-2026, Chair Johnson closed the Public Hearing at approximately 7:10 p.m.

8. Consider recommendation of ZDC-8-2026

Action:

Jenny Bridges moved to recommend approval of ZDC-8-2026, a Specific Use Permit (SUP) for an Accessory Structure exceeding seven hundred (700) square feet in use, subject to the conditions of the staff report, authorizing the Mayor and/or City Manager to sign the associated documents accordingly. Motion was seconded by Jimmy Poarch and carried unanimously (7-0).

9. Public Hearing on a request by Roger Thornton for a Specific Use Permit (SUP) for an Accessory Structure +700 Square Feet use within a Single Family-1 (SF-1) zoning district located at 811 Broadhead Road (Property ID 207656) - Owner: Roger Thornton & Melissa Thornton (ZDC-10-2026)

Planning Manager Zack King presented the Item. The applicant proposes a Specific Use Permit to allow for the construction of a 900 square foot accessory structure for use as a two-car garage and personal storage space. An approximately 500 square foot carport currently exists on the property in the location of the proposed accessory structure. The applicant plans to remove the carport and replace it with the proposed metal structure. The location of the structure meets all setback requirements and is already accessible via the existing concrete driveway. The applicant has confirmed that the structure will have electricity; but will not be separately metered. No plumbing is proposed for the structure and the applicant has confirmed that the structure will not be used as a dwelling, Short-Term Rental, or for commercial purposes.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 13 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 zero (0) letters of opposition for the SUP request.

Chair Johnson opened the Public Hearing at approximately 7:13 p.m.

There being no others to speak for or against ZDC-10-2026, Chair Johnson closed the Public Hearing at approximately 7:13 p.m.

10. Consider recommendation of ZDC-10-2026

Action:

Terry Connor moved to recommend approval of ZDC-10-2026, a Specific Use Permit (SUP) for an Accessory Structure +700 Square Feet, subject to the conditions the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Motion was seconded by Chad Hicks and carried unanimously (7-0).

11. Public Hearing on a request by Kevin Patel, Triangle Engineering, for a Zoning Change from a Planned Development-42-Commercial (PD-42-C) zoning district to Planned Development – Commercial (PD-C) zoning district for a Crunch Fitness (Indoor Amusement) located directly adjacent to 150 Bessie Coleman Blvd (Property ID 223131) – Owner(s): BOMAC Waxahachie Investments, LLC (ZDC-173-2025)

Planner Caleb Ensley presented the Item. The applicant proposes a Planned Development – Commercial (PD-C) zoning district to allow for development of an Indoor Amusement use (Crunch Fitness) on approximately 17.783 acres located adjacent to 150 Bessie Coleman Boulevard. The subject property is currently located within the Planned Development-42-Commercial (PD-42-C) zoning district. The proposed use of “Indoor Amusement” is permitted within the current PD-42-C zoning district; but due to several deviations from the base parking and site design regulations under the current zoning district, the applicant proposes a zoning change to a new Planned Development. The applicant proposes to establish specific development standards that are appropriate for Crunch Fitness and the surrounding area.

The Planned Development is proposed to allow for a Crunch fitness as the primary use. Crunch Fitness is a membership-only indoor fitness center, with membership plans ranging from \$9.99-\$29.99 a month. The typical operating hours for Crunch Fitness are varied throughout the week with operating hours ranging from Monday through Thursday from 5:00am to 11:00pm, Friday from 5:00am to 10:00pm, and Sunday through Saturday from 7:00 AM to 7:00 PM. The applicant anticipates between 13-20 individuals to be employed in total with 5-8 employees working each shift at this location.

The applicant has provided a Detailed Site Plan for the subject property, which is designed around an approximately 38,673 square-foot structure that will contain Crunch Fitness. The development is proposed to be situated on a single lot. The site is designed to adhere to the minimum setback requirements of the Commercial (C) zoning district. However, it is important to note that the proposed structure is situated approximately 93’ from the nearest adjacent single-family residential lot in the Mustang Creek neighborhood located directly east of the subject property. The dumpster enclosure for the site is situated at the west of the primary building, which is setback approximately 333’ from the nearest adjacent single-family residential lot. The dumpster enclosure will be properly screened. The proposed Site Plan includes a total of 238 parking spaces, which deviates from the typical minimum requirement for Indoor Amusement uses of 387 parking spaces. In lieu

of this reduced parking proposal, the property owner proposes to install a 6' concrete walking trail connection that extends along the southern portion of the subject property from US Highway 77 to Mustang Creek Park. The length of the trail connection from Crunch Fitness to Mustang Creek Park is approximately 1,600 feet. In addition to construction of the trail, the Property Owner proposes to dedicate approximately 10 acres of land where the trail is situated to be incorporated into Mustang Creek Park. The construction of the trail and dedication of park land is proposed in lieu of payment of park land dedication fees. However, it is important to note that the value of the trail construction and land dedication is significantly greater than the \$10,669 in fees that would otherwise be owed. The Parks & Recreation Department is supportive of the proposed dedication.

The subject property is proposed to have a total of two (2) points of access. One (1) access point is proposed to be situated along Bessie Coleman Blvd and one (1) access point is proposed as a driveway connection to the Sprout's tract along the western portion of the subject property, as shown on the Detailed Site Plan. The applicant is proposing to construct all internal drive aisles and driveway connections to the Sprout's tract within mutual access easements.

The applicant has provided a Landscape Plan that identifies the proposed landscaping for the site. The proposed landscaping does meet the minimum requirements of the Waxahachie Zoning Ordinance. Notably, the applicant has clustered required landscaping along the eastern property line to provide a buffer between the parking stalls and the adjacent single-family zoned property. The dumpster enclosure also is proposed be screened by landscaping as required by the Waxahachie Zoning Ordinance.

The applicant proposes to install a 6' masonry screening wall along western edge of the overhead electric easement that is situated between the Crunch Fitness building and the Mustang Creek Neighborhood. The screening wall is proposed to match the wall currently under construction for the Sprout's store.

The applicant has provided an Elevation/Façade Plan as part of the Planned Development proposal. The Crunch Fitness structure is proposed to feature 90-100% masonry exterior construction materials for facades. These masonry materials are primarily made up of Brick Veneer, Stone Veneer, Pre-Case Stone, and Stucco. The exterior construction materials are proposed to be painted with a mixed earth tone pallet with black and orange accents; which are Crunch Fitness' typical brand colors. The primary structure meets the articulation requirements of the Waxahachie Zoning Ordinance. Enhanced articulation is proposed at several key locations that are accessible to customers. All rooftop equipment will be properly screened.

The applicant has proposed a dedicated Signage Plan with this PD application that includes wall signage and a monument sign along Bessie Coleman Boulevard. The proposed monument sign is a total 79 square feet and meets the typical height and size requirements of the Waxahachie Zoning Ordinance. The monument sign is proposed to feature the Crunch Fitness typical logo. The proposed wall signs for the development meet the square footage allowed by the Waxahachie Zoning Ordinance.

The applicant has provided a Photometric Plan with this Planned Development application to demonstrate compliance with the Waxahachie Zoning Ordinance. The Photometric Plan does adhere to the requirements of the Waxahachie Lighting and Glare standards. Staff has verified that all wall-mounted and pole-mounted light fixtures are designed to be directed downward towards the site and will be equipped with shields to further mitigate light trespass on adjacent properties.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 30 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 two (2) letters of support and zero (0) letters of opposition for the PD request.

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

There being no others to speak for or against ZDC-173-2025, Chair Johnson closed the Public Hearing at approximately 7:32 p.m.

12. Consider recommendation of ZDC-173-2025

Action:

Jenny Bridges moved to recommend approval of ZDC-173-2025, a Zoning Change request from a Planned Development-42-Commercial (PD-42-C) zoning district to Planned Development – Commercial (PD-C) zoning district for a Crunch Fitness, subject to the conditions of the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly. Motion was seconded by Chad Hicks and carried unanimously (7-0).

13. Adjourn

There being no further business, the meeting adjourned at 7:34 p.m.

Respectfully submitted,

David Jones, Planner