

City Council and Planning & Zoning Commission  
May 26, 2026

A Joint Work Session of the Mayor and City Council and Planning & Zoning Commission of the City of Waxahachie was held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms C and D, Waxahachie, Texas, on May 26, 2026 at 4:00 p.m.

|                             |                                                                                                                                                                |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Council Members Present:    | Billie Wallace, Mayor, Place 4<br>Chris Wright, Council Member Place 3                                                                                         |
| Council Members Absent:     | Travis Smith, Mayor Pro Tem, Council Member Place 5<br>Tres Atkins, Council Member Place 1<br>Patrick Souter, Council Member Place 2                           |
| Commission Members Present: | Wendy Johnson, Chair<br>Jenny Bridges, Vice Chair<br>Terry Connor<br>Ryan Simpson<br>Jimmy Poarch<br>Bart Underwood                                            |
| Others Present:             | Ricky Boyd, City Manager<br>Shon Brooks, Assistant City Manager<br>Trenton Robertson, Director of Planning and Zoning<br>Jami Bonner, Assistant City Secretary |

**1. Call to Order**

Chair Wendy Johnson called the Planning & Zoning Commission meeting to order.

A quorum of Council Members was not present.

**2. Review and discuss various text amendments to the Zoning Ordinance and receive direction from the Planning & Zoning Commission and City Council**

Trenton Robertson, Director of Planning and Zoning, explained that the purpose of the work session was to provide staff with direction on potential zoning text amendments. They stated that updates to the ordinances are intended to ensure consistency with state law and to improve efficiency for both the City and the community.

Mr. Robertson explained that, following departmental restructuring, Downtown Development now falls under the Planning Department. He noted that staff has identified potential updates to the land use table for the Central Area (CA) zoning district, which includes downtown Waxahachie.

He stated that while downtown has strong potential for growth and revitalization, some uses currently permitted by right may not align with the long-term vision for the area. He specifically noted that bail bond agencies and pawn shops are currently allowed by right; while legitimate businesses, they may not represent the highest and best use for downtown development.

Mr. Robertson also addressed tattoo and body piercing shops within the CA district and asked whether the City Council and Planning and Zoning Commission desired to remove the use from downtown. Council Member Chris Wright stated that he does not believe a Specific Use Permit (SUP) should be

required for these uses in commercial or industrial areas. Mr. Robertson expressed concern regarding commercial properties adjacent to residential areas, noting that nearby residents may have concerns if such uses locate without prior notification.

Mayor Wallace stated she preferred to continue using the SUP process for bail bond agencies, pawn shops, and tattoo and body piercing shops to help evaluate and manage the density of these uses. The consensus of the group was to remove bail bond agencies, pawn shops, and tattoo and body piercing shops from the CA zoning district.

Mr. Robertson presented proposed text amendments to the accessory structure regulations, including a checklist and criteria allowing administrative approval if minimum standards are met. Requests that deviate from the checklist would require a SUP. The checklist includes minimum square footage, setback requirements, design standards, and confirmation that the structure will not be used as an accessory dwelling unit. He noted that all accessory dwelling units would continue to require a SUP.

Chair Wendy Johnson asked what enforcement action would occur if an applicant failed to follow the checklist. Mr. Robertson stated staff would first work with the applicant to achieve compliance with the code. However, if a structure is built without a permit or does not meet requirements, enforcement action—including potential legal remedies and removal—may be necessary, though staff's goal is to avoid demolition whenever possible.

Mr. Robertson also presented amendments related to off-street parking aimed at improving the use of parking lots through enhanced landscaping standards, updated regulations, and expanded options for administrative approval or review by the Planning and Zoning Commission and City Council. He noted the changes are intended to encourage redevelopment rather than demolition of existing structures.

Mr. Robertson presented a proposed ordinance addressing commercial drone delivery hubs and pickup points. He noted that while the City does not regulate drones in flight, it could possibly regulate ground-based operations. The proposed ordinance defines terms including commercial drone delivery hubs, pickup points, staging areas, and unmanned aircraft systems. He added that while drone activity is not currently widespread in Waxahachie, growth is anticipated and regulations are recommended in advance.

Finally, Mr. Robertson explained that the State of Texas has adopted legislation limiting local regulation of mobile food vendors, effective July 1, 2026. He presented amendments to Chapter 24, Article VI regarding mobile vendors to establish definitions and regulate operational impacts, including traffic circulation, pedestrian access, parking, fire safety, sanitation, and compatibility with surrounding uses. The proposed framework would require a local operational permit addressing zoning compliance, site impacts, emergency access, sanitation, nuisance conditions, and land use compatibility.

### **3. Adjourn**

There being no further business, the meeting adjourned at 4:58 p.m.

Respectfully submitted,  
Jami Bonner, Assistant City Secretary