

Planning and Zoning Commission
July 14, 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 July 14, 2026 at 7:00 p.m.

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

Members Absent: Jenny Bridges, Vice Chair
Twyla U. Williams

Others Present: Trenton Robertson, Director of Planning & Zoning
Brian Guenzel, Assistant Director of Planning & Zoning
Billie Wallace, Mayor, Council Liaison

1. Call to Order

Chair Wendy Johnson called the meeting to order.

2. Invocation

Commissioner Ryan Simpson gave the invocation.

3. Public Comments

None.

4. Consent Agenda

- a. Minutes of the regular Planning & Zoning Commission meeting of June 23, 2026
- b. Consider request by Brad Yates for a Replat of the Bullards Addition, Lot 1A, Block 1, to create six (6) residential lots and one (1) HOA lot, being 0.5579 acres, located directly east of 300 Haley Drive (Property ID: 172321) – Owner: Colonial Restoration Group, Inc (SUB-51-2026)
- c. Consider request by Gabriel Novak, Pettitt ECD, for a Plat of Montclair Commercial, Block A Lots 1 2, 3, and 4-X, Block B Lot 1, and Block C Lot 1-X, being 33.811 acres, located directly east of 4450 Black Champ Road, situated in the D. S. Gentry Survey, Abstract No. 409 and W. Irwin Survey, Abstract No. 546, an addition to the City of Waxahachie (Property ID: 295242 – Owner(s): Mettle Investments LP (SUB-71-2026)
- d. Consider request by Jimmy Pogue, Stadia Surveying, for a Replat of Lot 5, Block A, Mustang Meadows Phase 1, to create Lots 5A & 5B, Block A of Mustang Meadows, Phase 1, 2 Residential Lots, being 1.496 acres, located at 5010 April Lane, (Property ID 207658) – Owners: Travis and Shannon Bright (SUB-73-2026)
- e. Consider request by Alexander Rodriguez, for a Plat of Chisholm Ramirez Addition, Lot 1, Block A being 2.997 acres, located at 500 Chislom Trail, situated in the WM Stewart Survey, Abstract No. 956, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 198720) – Owner: Edward Ramirez (SUB-76-2026)

Action:

Jimmy Poarch moved to approve the Consent Agenda subject to the conditions of the staff reports. Motion was seconded by Ryan Simpson and carried unanimously (5-0).

5. Public Hearing on a request by Linda Lewis for a Specific Use Permit (SUP) for multiple Accessory Structures area within a Future Development (FD) zoning district located at 3339 Howard Road (Property ID 263578) – Owner(s): Steven & Linda Lewis (ZDC-68-2026)

Planner Caleb Ensley presented the Item and applicant Linda Lewis requested approval. The applicant requests a Specific Use Permit (SUP) for multiple Accessory Structures exceeding 1,000 square feet in combined floor area use at 3339 Howard Road. The subject property has five (5) existing accessory structures used for general storage, a carport, a cabana, a greenhouse, and a playhouse; that total an estimated 1,099 square feet in size, with an additional new 160 square foot accessory structure used for general storage; making the total combined accessory structure building footprint approximately 1,129 square feet. The number of existing accessory structures are consistent with adjacent properties and the rural setting along Howard Road. It should be noted that some of the current accessory structures that are present on the site did not receive proper permitting through the Building and Community Services Department.

The existing 682 square foot carport and the existing 160 square foot shed each receive permits under a previous address known as 3339 FM 877 (which is now 3339 Howard Road). If in the event the SUP is approved, the applicant would have to receive proper permitting for each structure that requires a building permit, which are accessory structures that are exceeding 120 square feet in size. Per the City of Waxahachie Zoning Ordinance, accessory structures exceeding 1,000 square feet in combined floor area require a SUP to be approved by City Council. Lastly, according to the Waxahachie Zoning Ordinance, on properties greater than one acre in size, a third or more accessory structures may be permitted, regardless of the size of the structures, through the approval of an SUP.

According to the Ellis County Appraisal District, the subject property currently has an existing primary structure of approximately 2,638 square feet. The newest proposed accessory structure is a fully enclosed shed that is approximately 160 square feet in size. The accessory structure features an exterior façade that is consistent with the existing accessory structures in the surrounding area. The proposed accessory structure will be utilized solely as a storage area. No vehicles or heavy equipment will be stored in the structure; thus, a driveway is not required. The location of the proposed accessory structure meets the typical setback requirements of the City of Waxahachie Zoning Ordinance.

According to the applicant's Operational Plan, no plumbing or electrical work is being proposed for the accessory structure; and no paved flooring is being proposed as well, with the accessory structure being a prefabricated building. The property owners have confirmed to Staff that the structure will not be used as a dwelling or short-term rental and will not be separately sold or leased from the existing primary structure.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 17 notices were mailed to property owners within 200 feet of the request. Staff has received zero (0) letters of support and one (1) letter of opposition.

Chair Wendy Johnson opened the Public Hearing at approximately 7:06 p.m.

There being no others to speak for or against ZDC-68-2026, Chair Wendy Johnson closed the Public Hearing at approximately 7:06 p.m.

6. Consider approval of ZDC-68-2026

Action:

Ryan Simpson moved to recommend approval of ZDC-68-2026, a Specific Use Permit (SUP) for Accessory Structures exceeding 1,000 square feet in combined floor area use, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly. Motion was seconded by Jimmy Poarch and carried unanimously (5-0).

7. Adjourn

There being no further business, the meeting adjourned at 7:10 p.m.

Respectfully submitted,

Caleb Ensley, Planner