

Planning and Zoning Commission
August 11, 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 August 11, 2026 at 7:00 p.m.

Members Present: Wendy Johnson, Chair
Jenny Bridges, Vice Chair
Terry Connor
Ryan Simpson
Jimmy Poarch
Bart Underwood
Twyla U. Williams

Others Present: Trenton Robertson, Director of Planning & Zoning
Brian Guenzel, Assistant Director of Planning & Zoning

1. Call to Order

Chair Wendy Johnson called the meeting to order at 7:00 p.m.

2. Invocation

Commissioner Jimmy Poarch gave the invocation.

3. Public Comments

Kathy Kacal, 405 Brookside Road, Waxahachie, Texas, expressed concerns regarding the Kemp Tract development off Brookside Road.

4. Consent Agenda

- a. Minutes of the regular Planning & Zoning Commission meeting of July 28, 2026
- b. Consider a request by Kent Bush, for a Plat of Justus Estates, Rafter g-c Realty Group, Lots 1 and 2, being 10.58 acres, located at 5014 Ease FM 875, situated in the J. Barker Survey, Abstract No. 40, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 179452) – Owner: David Justus (SUB-58-2026)
- c. Consider request by Brian Landry, KFM Engineering & Design, for a Replat of the Kelly Bend Addition, to create a Mixed-Use lot, Block A & to dedicate 11.10 acres of Right-of-Way, being a total 16.22 acres, located at west of Interstate 35 E and north of Brookside Road, situated in the John Barker Survey, Abstract No. 40 and Elijah Bellow Survey, Abstract No. 101, an addition to the City of Waxahachie (Property ID(s): 193823, 189323, 189326, 189336, 189333, 189248, 303651, & 303652) – Owner(s): Minto KR LLC (SUB-84-2026)
- d. Consider request by Brian Landry, KFM Engineering & Design, for a Plat of Kemp Ranch MI Phase 1B, being 12.276 acres, located at west of Interstate 35 E and north of Brookside Road, situated in the John Barker Survey, Abstract No. 40 and Elijah Bellow Survey, Abstract No. 101, an addition to the City of Waxahachie (Property ID(s): 179534 and 193822) – Owner(s): Minto KR LLC (SUB-85-2026)

Action:

Twyla U. Williams moved to approve the Consent Agenda subject to the conditions of the staff reports, with the exception of items 4c and 4d. Motion was seconded by Jimmy Poarch and carried unanimously (7-0).

- 4c. Consider request by Brian Landry, KFM Engineering & Design, for a Replat of the Kelly Bend Addition, to create a nonresidential use lot, Block A & to dedicate 11.10 acres of Right-of-Way, being a total 16.22 acres, located at west of Interstate 35 E and north of Brookside Road, situated in the John Barker Survey, Abstract No. 40 and Elijah Bellow Survey, Abstract No. 101, an addition to the City of Waxahachie (Property ID(s): 193823, 189323, 189326, 189336, 189333, 189248, 303651, & 303652) – Owner(s): Minto KR LLC (SUB-84-2026)**

Commissioner Ryan Simpson inquired about the spelling of Kelly/Kelley.

Action:

Jenny Bridges moved to approve of SUB-84-2026 for a Replat of the Kelly Bend Addition, to create a nonresidential use lot and 11.10 acres of Right-of-way dedication, with the addendum that Kelly is spelled correctly, subject to the conditions of the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Motion was seconded by Jimmy Poarch and carried unanimously (7-0).

- 4d. Consider a request by Brian Landry, KFM Engineering & Design, for a Plat of Kemp Ranch MI Phase 1B, being 12.276 acres, located at west of Interstate 35 E and north of Brookside Road, situated in the John Barker Survey, Abstract No. 40 and Elijah Bellow Survey, Abstract No. 101, an addition to the City of Waxahachie (Property ID(s): 179534 and 193822) – Owner(s): Minto KR LLC (SUB-85-2026)**

Action:

Jenny Bridges moved to approve of SUB-85-2026 for a Plat of the Kemp Ranch MI Phase 1B Addition, for right-of-way dedication(s), subject to the conditions of the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Motion was seconded by Jimmy Poarch and carried unanimously (7-0).

- 5. Public Hearing on a request by GRBK EDGEWOOD LLC, for a Petition to Rename a portion of Harrington Road to “Brickman Lane”, starting at Waterfront Drive to the beginning of Treelyn Drive**

Director of Planning Trenton Robertson presented the item.

Chair Johnson inquired about the property owner notifications for the name change.

Commissioner Poarch inquired about whether the proposed road name was “Brickman Lane” or “Brick Lane”.

Vice Chair Jenny Bridges discussed the City’s policy regarding road names named after individuals.

Commissioner Twyla U. Williams asked for further clarification regarding the proposed road name.

Chair Johnson opened the public hearing at approximately 7:17 p.m.

There being no others to speak for or against the item, Chair Johnson closed the public hearing at approximately 7:17 p.m.

6. Consider recommendation of renaming a portion of Harrington Road to Brickman Lane

Action:

Twyla U. Willams moved to recommend approval of the Ordinance to rename a portion of Harrington Road to Brickman Lane, between Waterfront Drive and the proposed Treelyn Drive, and authorize the Mayor and/or City Manager to execute all necessary documents. Motion was seconded by Ryan Simpson and carried unanimously (7-0).

7. Public Hearing on a request by David McDill, Davis & McDill, LLC, for a Replat of Lot 3, Block A of the Teddo Crossing Phase One Addition, to create Lots 3-A, 3-B, and 3-C, Block A of the Teddo Crossing Phase One Addition, three nonresidential lots, being 8.695 acres located at the northwest corner of US Highway 77 and West Butcher Road, (Property ID 310843) – Owner(s): Crux Jefferson LLC (SUB-75-2026)

Chair Johnson recused herself.

Mr. Robertson presented the Item.

The applicant, Yomi Fayiga, 1111 W Main St, Waxahachie, Texas asked why Chair Johnson recused herself.

Vice Chair Bridges opened the public hearing at approximately 7:32 p.m.

There being no others to speak for or against the item, Vice Chair Bridges closed the public hearing at approximately 7:32 p.m.

8. Consider approval of SUB-75-2026

Action:

Ryan Simpson moved to recommend approval of SUB-75-2026 for a Replat of Block A, Lot 3 of the Teddo Crossing Phase One Addition and the associated Petition of Relief Waiver request, to create 3 nonresidential use lots, subject to the conditions of the staff report, authorizing the Mayor to sign the associated documents accordingly. Motion was seconded by Terry Connor and carried unanimously (6-0), with Wendy Johnson abstaining.

9. Public Hearing on a request by 7020 Waxahachie LP, for a Specific Use Permit (SUP) for Heavy Machinery and Equipment, Rental, Sales or Storage use within a Light Industrial-1 zoning district located at 7020 N Interstate 35 (Property ID 185396) - Owner: Waxahachie LLC (ZDC-64-2026)

Mr. Robertson presented the Item.

The Commission discussed alternatives to the recommended 3-year expiration for the SUP.

The applicant, Caleb Bates, 2415 Commerce St, Dallas, Texas, requested a 25-year expiration.

Floyd Bates, 2415 Commerce St, Dallas, Texas, noted that their prospective tenants are seeking 10-year leases.

Gary Randolph, 2415 Commerce St, Dallas, Texas, stated his intent to take care of the property.

Vice Chair Bridges asked about the hours of operation.

The Commission discussed tying the SUP expiration to changes in the Certificate of Occupancy.

Chair Johnson opened the public hearing at approximately 8:05 p.m.

There being no others to speak for or against the item, Chair Johnson closed the public hearing at approximately 8:05 p.m.

10. Consider approval of ZDC-64-2026

Action:

Ryan Simpson moved to recommend approval of ZDC-64-2026, a Specific Use Permit (SUP) for a Heavy Machinery and Equipment, Rental, Sales or Storage, subject to the conditions the staff report, replacing condition 4 with the condition that the term of the SUP follows the tenant's Certificate of Occupancy, authorizing the Mayor and/or City Manager to sign the associated documents accordingly. Motion was seconded by Jenny Bridges and carried unanimously (7-0).

11. Adjourn

There being no further business, the meeting adjourned at 8:09 p.m.

Respectfully submitted,

Brian Guenzel, Assistant Director of Planning