

Planning and Zoning Commission
August 25, 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 25, 2026 at 7:00 p.m.

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

Members Absent: Bart Underwood
Ryan Simpson

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

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

No public comments were made.

4. Consent Agenda

- a. Minutes of the regular Planning & Zoning Commission meeting of August 11, 2026
- b. Consider a request by Tony Degelia & Lisa Hyter, for a Replat of a portion of Lot 4 of the Green Meadows Subdivision, to create three residential lots, being 4.159 acres, located at Green Meadows Lane (Property ID 150733) – Owner: Farmprince Properties, LLC (SUB-98-2026)
- c. Consider request by Brenda Barajas Diaz, for a Plat of Barajas-Diaz Estates Addition, Lot 1, Block A, being 6.198 acres, located directly east of 115 South Westmoreland Road, situated in the S. Powers Survey, Abstract No. 837, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID: 313255) – Owner: Barajas Brenda Revolution Living Trust (SUB-103-2026)

Action:

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

5. **Public hearing on a request by Patrick McGee, HighPark Capital, LLC for a Zoning Change from a Commercial Zoning District to a Planned Development-Multi-Family-2 (PD-MF-2) zoning district, located at 1761 N US Highway 77 (Property ID 186874) – Owner(s): Ferris Avenue Baptist Church DBA The Avenue (ZDC-54-2026)**

Planner Caleb Ensley presented the item. Applicant Patrick McGee requested approval.

Chair Johnson opened the public hearing at approximately 7:23 p.m.

There being no others to speak for or against the item, Chair Johnson closed the public hearing at approximately 7:23 p.m.

6. **Consider approval of ZDC-54-2026**

Action:

Jenny Bridges moved to recommend approval of ZDC-54-2026, for a Zoning Change from a Commercial Zoning District to a Planned Development-Multi-Family-2 (PD-MF-2) zoning district, subject to the conditions of the staff report, authorizing the Mayor to sign the associated documents accordingly. Motion was seconded by Twyla U. Williams, and carried unanimously (5-0).

7. **Public Hearing on a request by Susan Dixon, for a Specific Use Permit (SUP) for an Accessory Structure greater than or equal to seven hundred (700) square feet use within a Future Development (FD) zoning district located at 109 Crystal Cove (Property ID 218977) - Owner: Howard & Susan Dixon (ZDC-77-2026)**

Mr. Ensley presented the item. Applicant Susan Dixon requested approval.

Chair Johnson opened the public hearing at approximately 7:27 p.m.

There being no others to speak for or against the item, Chair Johnson closed the public hearing at approximately 7:27 p.m.

8. **Consider approval of ZDC-77-2026**

Action:

Twyla U. Williams moved to recommend approval of ZDC-77-2026, a Specific Use Permit (SUP) for an Accessory Structure greater than or equal to seven hundred (700) square feet use, within a Future Development (FD) zoning district, 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 (5-0).

9. **Public Hearing on a request by Hilda Bailey, for a Specific Use Permit (SUP) for an Accessory Structure Greater than or equal to seven hundred (700) square feet use within a Planned Development Single-Family-1 zoning district located at 2790 Eastham Way (Property ID 190456) – Owner(s) Hilda & Ronald Bailey (ZDC-81-2026)**

Planner David Jones presented the item.

Chair Johnson opened the public hearing at approximately 7:30 p.m.

There being no others to speak for or against this item, Chair Johnson closed the public hearing at approximately 7:30 p.m.

10. Consider approval of ZDC-81-2026

Action:

Jimmy Poarch moved to recommend approval of ZDC-81-2026, a Specific Use Permit (SUP) for an Accessory Structure greater than or equal to seven hundred (700) square feet use, within a Planned Development Single-Family-1 (PD-SF-1) zoning district, 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 Terry Connor and carried unanimously (5-0).

11. Public Hearing on a request by Matt Lucas, PE for a Specific Use Permit (SUP) for a Pole Sign use within a Planned Development-Mixed Use Non-Residential (PD-MUNR) zoning district located directly adjacent to the intersection of Gridiron Drive and Blue Star Drive (Property ID 303980) – Owner: Mark Hickman (ZDC-79-2026)

Mr. Ensley presented the item. Applicant Matt Lucas requested approval.

Chair Johnson opened the public hearing at approximately 7:36 p.m.

There being no others to speak for or against this item, Chair Johnson closed the public hearing at approximately 7:36 p.m.

12. Consider approval of ZDC-79-2026

Action:

Terry Connor moved to recommend approval of ZDC-79-2026, a Specific Use Permit for a 24-foot pole sign, Texas Roadhouse use adjacent to the intersection of Gridiron Drive and Blue Star Drive, subject to the deviations and conditions of the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly. Motion was seconded by Jenny Bridges and carried unanimously (5-0).

13. Public Hearing on a request by Corey Riley, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single-Family-2 zoning district located at 106 Trinity Lane (Property ID 172884) - Owners: Cory Riley and Brooke Riley (ZDC-89-2026)

Mr. Jones presented the item. Property Manager Emily Reed requested approval.

Chair Johnson opened the public hearing at approximately 7:43 p.m.

Those who spoke in opposition:

Gloria Bowden, 109 Trinity Lane, Waxahachie, TX

Emily Reed, 106 Trinity Lane, Waxahachie, TX, did not speak, but was supportive of the item.

There being no others to speak for or against this item, Chair Johnson closed the public hearing at approximately 7:52 p.m.

14. Consider approval of ZDC-89-2026

Action:

Jimmy Poarch moved to recommend denial of ZDC-89-2026, a Specific Use Permit (SUP) for a Short-Term Rental use. Motion was seconded by Twyla U. Williams and failed (2-3) with Jenny Bridges, Terry Connor, and Wendy Johnson voting in opposition.

Action:

Jenny Bridges moved to recommend approval for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single-Family-2 zoning district, 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 Terry Connor and carried (3-2) with Jimmy Poarch and Twyla U. Williams voting in opposition.

15. Consider a request by Tim Jackson, Texas Reality Capture & Surveying LLC, for a Replat of Ferris Second Addition, lots 127R-1A and 127R-2A, being 0.811 acres, located at 122 US Highway 77, (Property ID 142201, 173428) – Owner: Ellis County Farm Bureau (SUB-104-2026)

Mr. Jones presented the item.

Action:

Jenny Bridges moved to recommend denial of SUB-104-2026 for a Replat of Ferris Second Addition, Lots 127R-1A and 127R-2A. Motion was seconded by Twyla U. Williams and carried unanimously (5-0).

16. Consider a request by Emile Sirchia, for a Replat of part of lot 2 and part of lot 3, Block 1, of Emerald Forest Section 1 to create Lot 2R and Lot 4R, Block 1 of Emerald Forest Section 1 being 9.001 acres, located at 3810 FM 1446, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 150204, 150206) – Owner: Emile Sirchia (SUB-92-2026)

Mr. Jones presented the item.

Action:

Jimmy Poarch moved to approve SUB-92-2026 for a Replat of part of lot 2 and part of lot 3, Block 1, of the Emerald Forest Section 1, to create two residential lots, subject to the conditions of the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Motion was seconded by Jenny Bridges and carried unanimously (5-0).

17. Adjourn

There being no further business, the meeting adjourned at 8:00 p.m.

Respectfully submitted,

Caleb Ensley, Planner