

Planning and Zoning Commission
September 15, 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 September 15, 2026 at 7:00 p.m.

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

Members Absent: Twyla U. Williams
Bart Underwood

Others Present: Billie Wallace, Mayor, Council Representative
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

None.

4. Consent Agenda

- a. Minutes of the regular Planning & Zoning Commission meeting of August 25, 2026
- b. Consider a request by Stephanie Foster, for a **Replat** of a portion of Lots 19 and 20, Block 6, of Hillcrest Addition, to create Lot 19R, Block 6, of Hillcrest Addition, A residential Lot, being 0.2992 acres, located at 732 N Gibson Street, (Property ID 174210) – Owners: William Marth and Susan Marth (SUB-105-2026)
- c. Consider a request by David Robinson, Winkelmann & Associates, Inc., for a **Replat** of Spirolite Addition, Portion of Lot 1, Block A, being 20.989 acres, located directly east of 1701 West U.S. Highway 287 Bypass (Property ID: 234710) – Owner: Navarro College District (SUB-114-2026)

Action:

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

5. Public Hearing on a request by Jeremy Nelson, Westfall Engineering, for a Specific Use Permit (SUP) for a Unified Lot Sign use for a Child Daycare Center within a General Retail (GR) zoning district located at 1328 and 1332 Brown Street (Property ID(s): 295112 and 295113); Owner(s): Buffalo Creek Plaza LLC and Desert Owl Realty, LLC (ZDC-83-2026)

Chair Johnson opened the hearing at 7:02 p.m.

Director of Planning Trenton Robertson presented the item.

The applicant and their representatives spoke in support of their request and stated their case for reduced glazing.

Chair Johnson called a brief recess for staff to present images provided by applicant at 7:36 p.m. and reconvened at 7:42 p.m.

Vice Chair Jenny Bridges made comment for the need for day cares in the city.

There were no other speakers for or against the request.

There being no others to speak for or against the item, Chair Johnson closed the public hearing at approximately 7:48 p.m.

6. Consider approval of ZDC-83-2026

Elevations from the applicant that are referenced in the motion were presented in Exhibit B of the staff report.

Action:

Jenny Bridges moved to recommend approval of the SUP and associated deviations by the applicant and the elevations as requested by the applicant. Motion was seconded by Ryan Simpson and carried unanimously (5-0).

7. Adjourn

There being no further business, the meeting adjourned at 7:52 p.m.

Respectfully submitted,

Brian Guenzel, Assistant Director of Planning