

Planning and Zoning Commission
September 29, 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 29, 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: 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 September 15, 2026
- b. Consider request by Joseph Cerqueira, for a **Plat** of Ellis County Fresh Water Supply District NO. 3 Addition, Lot 2, Block A, being 1.0421 acres, located at 234 FM 55, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID: 314590 – Owner: Ellis County Fresh Water Supply District NO. 3 (SUB-109-2026))
- c. Consider request by Lisa Ross-Hyter, Burns Surveying, for a **Replat** of the Lakeview Addition, to create one residential lot, being 3.113 acres, located at 133 Willowcrest Drive, situated in the William Steward Survey, Abstract No. 956, an addition to the City of Waxahachie (Property ID 174733) – Owner(s): Marvin E. Singleton, III, Trustee of the George H. Singleton and Shirley K. Singleton 2011 Irrevocable Trust (SUB-118-2026)

Action:

Bart Underwood moved to approve the Consent Agenda subject to the conditions of the staff reports. Motion was seconded by Jenny Bridges and carried unanimously (7-0).

5. Recognize Wendy Johnson for her service on the Planning and Zoning Commission

6. **Public Hearing on a request by Derek McCall, Tanner Consulting, for a Specific Use Permit (SUP) for a Drive-Thru Establishment use, including requested deviations from base site plan, parking, and landscape plan regulations for a restaurant with a drive-thru within a Planned Development-General Retail (PD-GR) zoning district located at 504 N Hwy 77 (Property ID: 172327) Owner: Mark Godwin, Retail Buildings, INC (ZDC-60-2026)**

Senior Planner Oanh Vu presented the item.

Commissioner Ryan Simpson inquired about the requested deviation from the City's landscaping requirements. Mrs. Vu noted that while the applicant could provide more details, significant existing utility conflicts along North US Highway 77 make it challenging to install the required canopy trees in that area.

The applicant, Derek McCall, was present to answer questions.

Chair Johnson opened the public hearing at approximately 7:13 p.m.

Whitney Hill, 1615 Alexander Drive, expressed concerns regarding recent parking lot lighting updates, noting that the existing six-foot fence does not adequately screen the light, and highlighted issues with trash and debris accumulating along the rear property line.

There being no others to speak for or against the item, Chair Johnson closed the public hearing at approximately 7:16 p.m.

7. **Consider approval of ZDC-83-2026**

Action:

Jenny Bridges moved to recommend approval of the SUP and associated deviations by the applicant and the elevations as requested by the applicant, 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 (7-0).

8. **Public Hearing on a request by Kevin McIntosh, Bomac Wax Investments, LLC, to amend a Specific Use Permit (SUP) for a Unified Lot Sign use and providing for deviations from the base sign regulations for a multi-tenant shopping center within a Planned Development-42-Commercial (PD-42-C) zoning district located at the 100 block of Bessie Coleman Blvd (Property ID: 223131) Owner: Bomac Wax Investments, LLC (ZDC-117-2026)**

Assistant Director Brian Guenzel presented the item.

Vice Chair Jenny Bridges asked Mr. Guenzel if the proposed request differs from any existing surrounding multi-tenant developments near the subject property. Mr. Guenzel explained that it does not.

The applicant, Kevin McIntosh, attended to address questions, explaining that not including this item with the initial Unified Lot Sign SUP submittal was an oversight.

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.

9. Consider recommendation of ZDC-117-2026

Action

Bart Underwood moved to recommend approval of the SUP and associated deviations by the applicant with the modification to allow a maximum of eight wall signs on Building B, subject to the conditions of the staff report, authorizing the Mayor to sign the associated documents accordingly. Motion was seconded by Jimmy Poarch and carried unanimously (7-0).

10. Adjourn

There being no further business, the meeting adjourned at 7:33 p.m.

Respectfully submitted,

Oanh Vu, Senior Planner