

AGENDA

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie to be held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas, on ***Tuesday, April 14, 2026 at 7:00 p.m.***

Commission Members: Wendy Johnson, Chair
Jenny Bridges, Vice Chair
Terry Connor
Chad Hicks
Ryan Simpson
Jimmy Poarch
Bart Underwood

1. Call to Order
2. Invocation
3. ***Public Comments:*** Persons may address the Planning & Zoning Commission on any issues. This is the appropriate time for citizens to address the Commission on any concern whether on this agenda or not. In accordance with the State of Texas Open Meetings Act, the Commission may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code. ***Speakers must observe the three (3) minute time limit.***

In order to be recognized during Public Comments or during a Public Hearing, please complete a Public Appearance Card located at the entrance of the meeting room. If you would like to speak on more than one Public Hearing item, please submit a separate card for each item. Please present the card(s) to the City Secretary, or their designee, by 6:50 p.m., ten minutes before the start of the 7:00 p.m. regular business meeting. [Online Public Appearance Cards](#) must be submitted by 4:00 p.m. on the day of the meeting.

4. ***Consent Agenda***

All matters listed under Item 4, Consent Agenda, are considered to be routine by the Planning & Zoning Commission and will be enacted by one motion. There will not be separate discussion of these items. Approval of the Consent Agenda authorizes the Planning & Zoning Commissioner to execute all matters necessary to implement each item. Any item may be removed from the Consent Agenda for separate discussion and consideration by any member of the Planning & Zoning Commission.

- a. Minutes of the regular Planning & Zoning Commission meeting of March 24, 2026

5. ***Public Hearing*** on a request by Josh Yusten, Evolution Homes, for a Zoning Change from a PD-23-SF-1 zoning district to Planned Development Single Family-1 (PD-SF-1) zoning district located at 101 Waterfront Drive (Property ID 175089) – Owner(s): JRM-REI LLC (ZDC-9-2026)
6. ***Consider*** approval of ZDC-9-2026

7. **Public Hearing** on a request by David McDill, Davis & McDill for a Replat of part of Lot 2, Block 175, Town Addition, to create Lots 2R-A, 2R-B, and 2R-C, Block 175, of the Town Addition, 3 Residential Lots, being 0.679 acres, located at 305 Frieson Street, (Property ID 171328, 171339, & 171340) – Owner: Scott Ronald and Kimberly R. (SUB-27-2026)
8. **Consider** approval of SUB-27-2026
9. **Public Hearing** on a request by Dutch Neuweiler, Minto Communities Texas, LLC, for an Amendment to Ordinance No. 3704, to revise the location of the Welcome Center and update associated Exhibits within the approved Planned Development, located at 300 Brookside Road (Property ID's 179468, 179534, 182520, 187960, 189323, 189326, 189333, 189336, 192306, 193815, 193822, 193823, 234203, 263786, 264568, 303651, 303652) – Owners: Minto KR, LLC (ZDC-24-2026)
10. **Consider** recommendation of ZDC-24-2026
11. **Public Hearing** on a request by William Dahlstrom, Jackson Walker LLP, to amend the adopted Waxahachie Comprehensive Plan, solely to amend the Thoroughfare Plan for the Kemp Ranch property.
12. **Consider** recommendation to amend the adopted Waxahachie Comprehensive Plan, solely to amend the Thoroughfare Plan for the Kemp Ranch property
13. Adjourn

The Planning and Zoning Commission reserves the right to go into Executive Session as authorized by Section 551.071(2) of the Texas Government Code, for the purpose of seeking confidential legal advice from legal counsel on any agenda item listed herein.

ACCESSIBILITY STATEMENT

This meeting location is wheelchair-accessible. Parking for mobility-impaired persons is available. Any request for sign interpretive services must be made forty-eight hours ahead of the meeting. To make arrangements, call the ADA Coordinator at (469) 309-4000 or (TDD) 1-800-RELAY TX

Notice of Potential Quorum

***One or more members of the Waxahachie City Council may be present at this meeting.
No action will be taken by the City Council at this meeting.***

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 Tuesday, March 24, 2026 at 7:00 p.m.

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

Member Absent: Chad Hicks

Others Present: Shon Brooks, Assistant City Manager
Trenton Robertson, Director of Planning
Zack King, Planning Manager
Patrick Souter, Council Representative

1. Call to Order

Chair Wendy Johnson called the meeting to order.

2. Invocation

Jimmy Poarch gave the invocation.

3. Public Comments

Kathy Kacal, 405 Brookside Road, Waxahachie, Texas, thanked the Commission for their service and voiced traffic safety concerns.

4. Consent Agenda

- a. Minutes of the regular Planning & Zoning Commission meeting of March 10, 2026
- b. Consider a request by Richard Keenan, Ovilla Builders Inc for a Replat of RGV PLAZA, lots 4R-1A and 4R-1B, Block B, being 2.389 acres, located at 141-151 RGV Parkway, situated in the Robert Parks Survey, Abstract 851, an addition to the City of Waxahachie (Property IDs 238271, 259297) – Owner: Maqbul Property Services & Management INC (SUB-15-2026)
- c. Consider a request by Kelly Dlabaj, for a Replat of Lot 6, Lot 7 & the HOA Amenity Lot, Block 1 of the Haley's Place Addition, to create Lot 6R & Lot 7R of the Haley's Place Addition, being 0.370 acres, located at 304 & 300 Haley Drive (Property IDs 314068 & 276717)– Owners: Kelly Dlabaj & Adrian Tijerina and Carlos Leal (SUB-19-2026)
- d. Consider a request by Kailey Massey, for a Plat of Garden Valley Crossing Addition, Lots 1 & 2, Block 1, being 4.084 acres, located at the northwest corner of Broadhead Road and Garden Valley Parkway, situated in the John B. Adams & Ann Adams

Survey, Abstract No. 5, an addition to the City of Waxahachie (Property ID: 242234 – Owner(s): WP Legacy LTD and Darwood Broadhead Partners, LP (SUB-26-2026)

Action:

Ryan Simpson moved to approve the Consent Agenda, subject to the recommendations of staff. Motion was seconded by Terry Connor and carried unanimously (6-0).

5. Public Hearing on a request by Priya Acharya, for a Specific Use Permit (SUP) for a Drive-Through Establishment (Frost Bank) use within a General Retail (GR) zoning district located directly east of 2181 N US Highway 77 (Property ID 312998) - Owner: Waxahachie Hedgewood 1, LLC (ZDC-181-2025)

Planner Caleb Ensley presented the Item and applicant Priya Acharya requested approval. The applicant proposes a Specific Use Permit (SUP) to allow for the development of a Drive-Through Establishment use (Frost Bank) as part of a proposed bank directly east of 2181 N US Highway 77. The subject property is situated in a General Retail (GR) zoning district. The Waxahachie Zoning Ordinance requires that a SUP be approved to allow for Drive-Through Establishment land uses within a General Retail (GR) zoning district. The site design does meet the minimum setback requirements of the General Retail Zoning (GR) District.

The applicant proposes a Specific Use Permit (SUP) for a Drive-Through Establishment use (Frost Bank) as part of a proposed Bank with a drive-through service east of 2181 N US Highway 77. The proposed bank is a total of 5,473 square feet in size. The applicant has noted that the typical hours of operation of the business will be Monday through Friday from 9:00 am to 5:00 pm and Saturday from 9:00 am to 1:00 pm; with the bank being closed on Sundays. A total of seventeen (17) employees are expected at this location. It is important to note that a Bank (Frost) land use without a drive-through is permitted within the General Retail (GR) zoning district by right.

The proposed site plan includes four (4) drive-through lanes with sufficient stacking for twenty (20) vehicles in total (five per lane). The drive-through lanes are designed to run adjacent to the eastern portion of the proposed structure. There is also a dedicated bypass lane adjacent to the drive-through aisles. A total of twenty-eight (28) parking spaces are required for the proposed drive-through establishment (Frost). The applicant has exceeded the minimum parking requirement and has designed the site to include forty-one (41) parking spaces. The parking provided for the site is more than sufficient to support this particular use.

BJ's Wholesale has constructed private drive aisles acting as driveway connections for both N US Highway 77 and Hedgewood Drive. Frost Bank will utilize these drive aisles for access purposes. These drive aisles have been placed in mutual access easements via the recorded plat for the subject property.

The applicant has provided two Elevation/Façade options as part of this SUP proposal. Option A and B feature both masonry exterior construction materials for facades. These masonry materials are primarily made up of Stone, Stucco-Shaker Beige, Stucco-Buckhorn, and Silver Metal Panels. The exterior construction materials are proposed to be painted with a mixed earth tone pallet with silver accents; which are Frost Bank's typical brand color. Option A proposes a stucco material

that is smooth. Whereas Option B exhibits a more patterned stucco material. Both exhibit options meet the articulation requirements of the Waxahachie Zoning Ordinance.

The landscaping proposed with this SUP meets the requirements of the Waxahachie Zoning Ordinance.

The applicant proposes to install wall and monument sign that adheres to the typical height and size requirements of the Waxahachie Zoning Ordinance. Additionally, the monument sign will be located outside of all easements on the site.

The applicant has provided a Photometric Plan with this Planned Development application to demonstrate compliance with the Waxahachie Zoning Ordinance. The Photometric Plan does adhere to the requirements of the Waxahachie Lighting and Glare standards. Staff has verified that all wall-mounted and pole-mounted light fixtures are designed to be directed downward towards the site and will be equipped with shields to further mitigate light trespass on adjacent properties.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 6 notices were mailed to property owners within 200 feet of the request. Staff has received zero (0) letters of support and zero (0) letters of opposition for the SUP request.

Chair Johnson opened the Public Hearing at approximately 7:13 p.m.

There being no others to speak for or against ZDC-181-2025, Chair Johnson closed the Public Hearing at approximately 7:13 p.m.

6. Consider recommendation of ZDC-181-2025

Action:

Jenny bridges moved to recommend approval of ZDC-181-2025, a Specific Use Permit (SUP) for a Drive-Through Establishment (Frost Bank) with elevation option A, subject to the conditions 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 (6-0).

7. Public Hearing on a request by Tiffany Novotny, for a Specific Use Permit (SUP) for a Tattoo Shop use within a Commercial (C) zoning district located at 201 Ferris Ave (Property ID 170985) - Owner: Lynne Lee (ZDC-13-2026)

Planner David Jones presented the Item and applicant Tiffany Novotny requested approval. The applicant proposes a Specific Use Permit (SUP) for Tattoo Shop use at 201 Ferris Ave, Suite 4. The shop will be located within a suite of Gloss Salon. The use of a Tattoo or Body Piercing Shop requires an approved SUP by City Council per the City of Waxahachie's Zoning Ordinance. The tattoo shop will be appointment only and follow the similar hours of operation to the salon. The studio will be open on Sundays from 12pm-4pm, Tuesday-Saturday from 10am-6pm and closed on Mondays. The applicant is proposing to have only one tattoo chair within the suite. There will be a waiting area outside the room as well as seating in the salon. The proposed SUP will allow the applicant to offer tattoo services while the applicant will specialize in Fine-Line tattoos.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 26 notices were mailed to property owners within 200 feet of the request. Staff has received no letters in support and opposition for the SUP request.

Chair Johnson opened the Public Hearing at approximately 7:25 p.m.

There being no others to speak for or against ZDC-13-2026, Chair Johnson closed the Public Hearing at approximately 7:25 p.m.

8. Consider recommendation of ZDC-13-2026

Action:

Jimmy Poarch moved to recommend approval of ZDC-13-2026, a Specific Use Permit for a Tattoo or Body Piercing Shop use allowing Sunday operations between 1:00 p.m. and 5:00 p.m., subject to the conditions the staff report, authorizing the Mayor and/or City Manager to sign the associated documents accordingly. Motion was seconded by Jenny Bridges and carried unanimously (6-0).

13. Adjourn

There being no further business, the meeting adjourned at 7:28 p.m.

Respectfully submitted,

David Jones, Planner

Planning & Zoning Department Item 5&6

Zoning Staff Report

Case: ZDC-9-2026



MEETING DATE(S)

Planning & Zoning Commission: April 14, 2026

City Council: May 4, 2026

CAPTION

Public Hearing on a request by Josh Yusten, Evolution Homes, for a **Zoning Change** from a PD-23-SF-1 zoning district to Planned Development Single Family-1 (PD-SF-1) zoning district located at 101 Waterfront Drive (Property ID 175089) – Owner(s): JRM-REI LLC (ZDC-9-2026)

RECOMMENDED MOTION

*"I move to recommend approval of ZDC-9-2026, a **Zoning Change** from a PD-23-SF-1 to Planned Development – Single Family-1 (PD-SF-1), subject to the conditions the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly."*

APPLICANT REQUEST

The Applicant is requesting a Zoning Change from a Planned Development – Single Family-1 (PD-23-SF-1) zoning district to Planned Development – Single Family-1 (PD-SF-1) zoning district.

CASE INFORMATION

Applicant: Josh Yusten, Evolution Homes

Property Owner(s): JRM-REI, LLC

Site Acreage: 0.26 acres

Current Zoning: Planned Development – Single Family-1 (PD-23-SF-1)

Requested Zoning: Planned Development – Single Family-1 (PD-SF-1)

SUBJECT PROPERTY

General Location: 101 Waterfront Drive

Parcel ID Number(s): 175089

Existing Use: Single family residence

Development History: The subject property is currently platted as Lot 1 of the Odom Addition

Item 5&6

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	PD-23-SF-1	Lake Waxahachie
East	PD-23-SF-1	Undeveloped
South	PD-23-SF-1	Undeveloped
West	PD-23-SF-1	Lake Waxahachie

Future Land Use Plan:

Rural Estate

Comprehensive Plan:

This placetype is characterized by large lots with single-family homes in rural settings away from the city center as well as public services. This type of development leaves ample amount of surrounding open space, and should involve minimal infrastructure investment. Though this placetype will almost exclusively be single family homes, it is to be expected that home-based businesses may thrive in this environment.

Thoroughfare Plan:

The primary access to the subject property is from Waterfront Drive.

Site Image:



PLANNING ANALYSIS

Existing Use:

The subject property is currently developed with a primary structure totaling 1,792 square feet and an accessory structure of approximately 340 square feet, situated on approximately 0.26 acres (11,761 square feet). According to the Ellis County Appraisal District (ECAD), the existing primary structure was constructed in 1970 and the existing accessory structure was constructed in 1980. A second accessory structure previously existed directly behind the primary structure; however, it has since been demolished by the property owner during the submittal process of this PD application. City records and ECAD do not indicate when this second structure was originally constructed.

Item 5&6

Currently, the remaining accessory structure and a portion of the primary structure encroach into City-owned property associated with Lake Waxahachie. As a result, the property owner is proposing to redevelop the lot with the intent to comply with the standards of PD-23-SF-1 to the greatest extent possible. However, additional exceptions are being requested, which the property owner seeks to address through the establishment of a new PD.

Proposed Use:

The Applicant proposes to demolish all existing structures due to encroachments into City property and to construct a new dwelling within the subject property boundaries.

The proposed development does not meet certain requirements of the PD-23-SF-1 zoning district, including standards related to lot area, lot width, lot depth, and yard setbacks. Therefore, the applicant is requesting approval of a PD-SF-1 designation to allow for the construction of a single-family dwelling unit totaling 2,412 square feet, in accordance with the development standards outlined below.

	PD-23-SF-1 (EXISTING)	PD-SF-1 (PROPOSED)
Minimum Lot Area	16,000 SF	11,326 SF
Minimum Lot Width	90'	--
Minimum Lot Depth	140'	90'
Minimum Front Yard	40'	25'
Minimum Side Yard	15'; 20' from ROW	5'
Minimum Rear Yard	25'	15'
Maximum Lot Coverage	50% by main and accessory buildings	--
Parking Regulations	Minimum of 2 enclosed parking spaces behind the front building line on the same lot as the main structure	Minimum of 2 off-street parking spaces
Minimum DUA	800 SF	--
Driveway	Concrete pavement	Concrete pavement
Exterior Materials	--	Masonry to include brick, stone, stucco, fiber cement side, or comparable exterior materials
Exterior Colors	--	Natural and earth-tone color palette consistent with residential architectural standards

Concluding Summary

Staff recommends approval of the PD application request given that the property owner intends to demolish all structures that are located outside of the subject property boundaries and have worked with staff to ensure that the future development remains entirely within those boundaries and consistent with the development pattern of the surrounding area.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 6 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Daily Light, and a sign was visibly posted at the property. At the time of the staff report, Staff received no letters in support or opposition to this request.

Item 5&6

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents associated with the request, the Planning Department recommends approval of the PD request; subject to the conditions listed below.

Conditions:

1. The Property Owner shall obtain all necessary permits from the City of Waxahachie Building and Community Services Department prior to the construction on the subject property.
2. The Property Owner shall have all existing structures located within and outside of the subject property demolished prior to the approval of the building permit for the new primary structure.
3. The Applicant shall add a minimum lot area of 0.26 acres/11,326 SF is permitted to the PD standards.
4. All exterior construction materials shall conform with the Building Materials/Elevations (Exhibit B).
5. The Property Owner shall provide a permanent irrigation system for all landscape areas and maintain the required landscaping at all times.

ATTACHED EXHIBITS

1. Exhibit A – Location Map
2. Exhibit B – Building Materials/Elevations Plan
3. Exhibit C – Existing Conditions Survey
4. Exhibit D – Site Plan
5. Exhibit E – PD Standards

STAFF CONTACT INFORMATION

Prepared by:

Oanh Vu
Senior Planner
oanh.vu@waxahachie.com

Reviewed by:

Trenton Robertson, AICP
Director of Planning
trenton.robertson@waxahachie.com

Heatmap

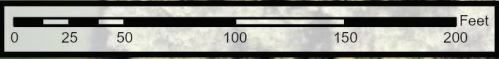
Item 5&6

WATERFRONT DR

HARRINGTON RD



EXHIBIT A - LOCATION MAP



 City Limits

 ZDC-9-2026 (PD)



Item 5&6

Exterior finishes and colors will be in similar nature to natural/earth tones, and will not be outside of normal color pallet and selections for 2026 trends



South Elevation



East Elevation



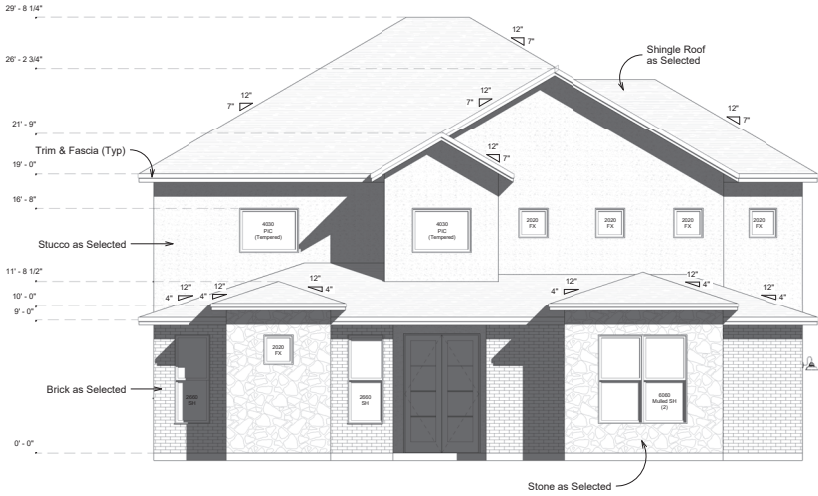
North Elevation



West Elevation

INCOMPLETE PLANS
NOT FOR CONSTRUCTION - FOR REVIEW ONLY

Item 5&6



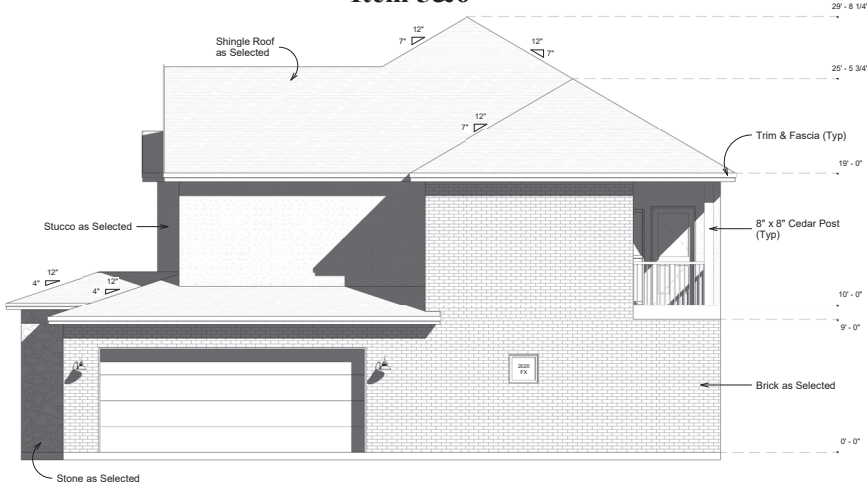
Front Elevation



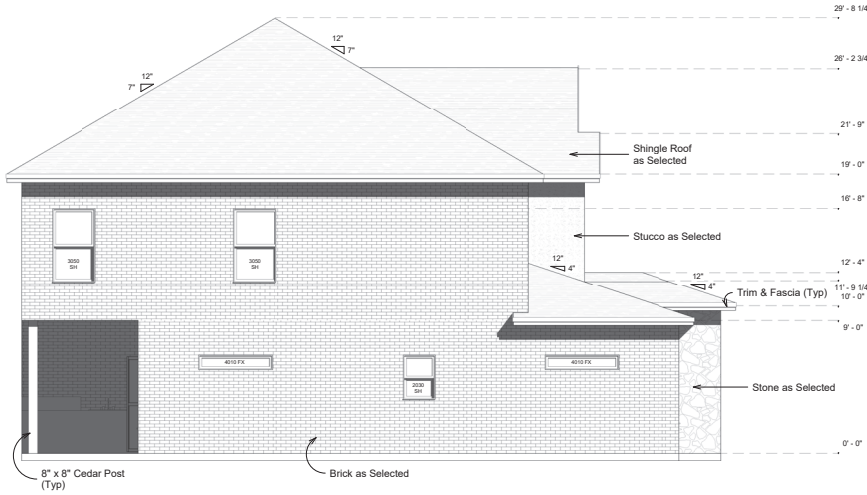
Rear Elevation

INCOMPLETE PLANS
NOT FOR CONSTRUCTION - FOR REVIEW ONLY

Item 5&6



Right Elevation



Left Elevation

SURVEY

EXHIBIT C - EXISTING
CONDITIONS SURVEY

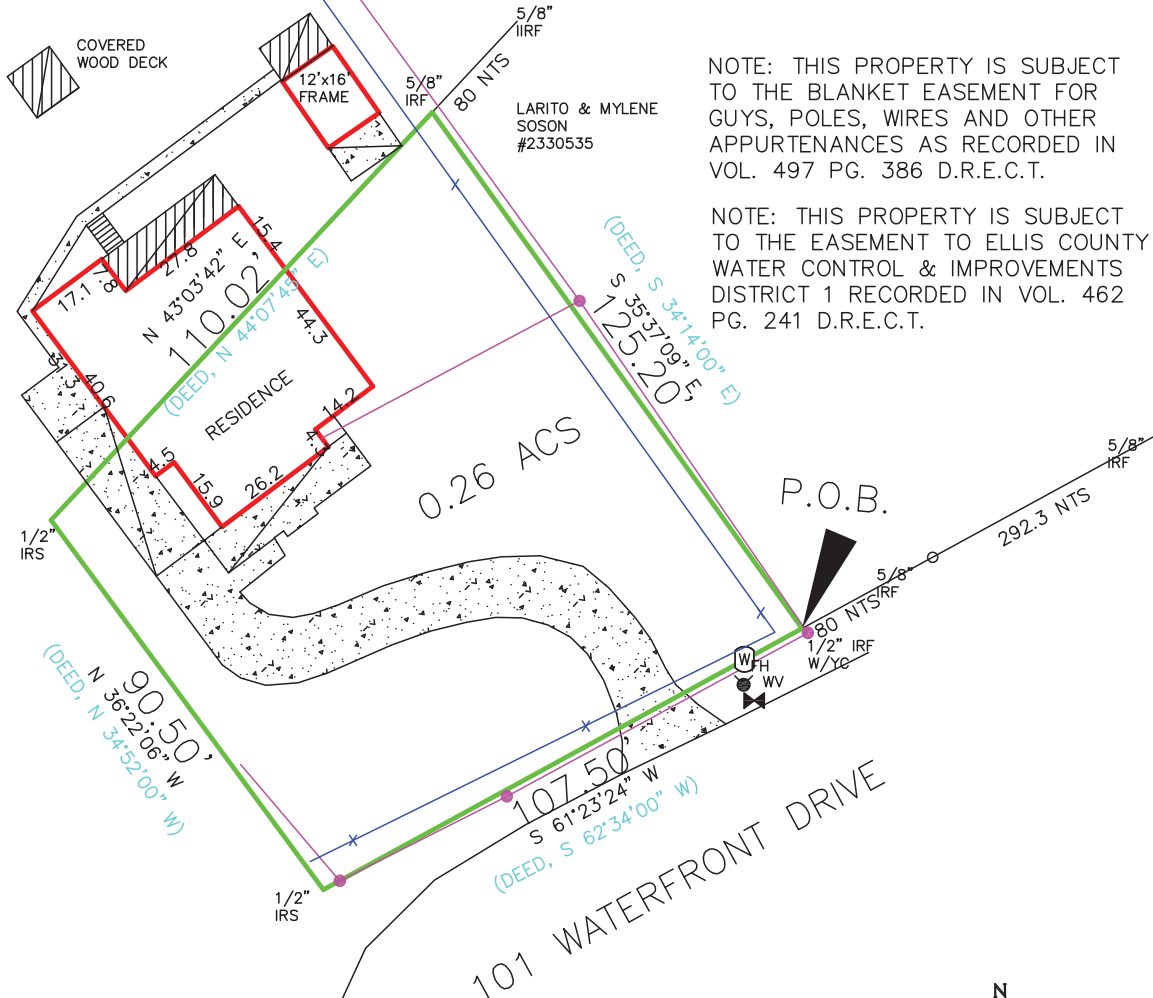
Item 5&6

RIGHT © DATE 01/22/2025

BEING SITUATED IN THE SILAS M. DURRETT SURVEY, ABSTRACT NO. 272, ELLIS COUNTY, TEXAS AND BEING THE SAME PROPERTY CONVEYED TO AMANDA D. SHIRLEY BY DEED RECORDED IN INSTRUMENT NO. 1802565 OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2" IRON ROD FOUND WITH YELLOW CAP AT THE SOUTH CORNER OF A TRACT OF LAND CONVEYED TO LARITO & MYLENE SOSON BY DEED RECORDED IN INSTRUMENT NO. 23300535 O.P.R.E.C.T. AND ON THE NORTH RIGHT OF WAY LINE OF WATERFRONT DRIVE;

THENCE S61°23'24"W WITH THE NORTH LINE OF SAID WATERFRONT DRIVE, 107.50' TO A 1/2" IRON ROD SET FOR CORNER;
THENCE N36°22'06"W, 90.50' TO A 1/2" IRON ROD SET FOR CORNER ON THE SOUTHERLY LINE OF LAKE WAXAHACHIE;
THENCE N43°03'42"E WITH SAID LAKE WAXAHACHIE, 110.02' TO A 5/8" IRON ROD FOUND AT THE WEST CORNER OF SAID SOSON TRACT;
THENCE S35°37'09"E WITH THE WESTERLY LINE OF SAID SOSON TRACT 125.20' TO THE PLACE OF BEGINNING AND CONTAINING 0.26 ACRES OF LAND, MORE OR LESS.

LAKE
WAXAHACHIE



LEGEND	
	POWER POLE
	WOOD DECK
	CONCRETE
	GRAVEL
	BRICK
	SEPTIC LIDS
	GAS METER
	COVERED AREA
	AC PAD
	FIRE HYDRANT
	BUTANE TANK
	PROPERTY LINE
	FENCE
	BUILDING LINE
	EASEMENT LINE
	IRON ROD FOUND
	IRON ROD SET
	POWER LINE
	NOT TO SCALE
	UTILITY PEDESTAL
	ELECT. BOX
	UTILITY EASEMENT
	WATER METER
	BUILDINGS

BASIS OF BEARING

1. BEARINGS SHOWN HEREON ARE REFERENCED TO TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
2. ALL AREAS SHOWN HEREON ARE CALCULATED BASED ON SURFACE MEASUREMENTS
3. ALL DISTANCES ARE MEASURED IN US SURVEY FEET.



JIMMY W. POGUE, INC.

"Registered Professional Land Surveyors"

5611 SWEET WATER DRIVE
MIDLOTHIAN, TX 76065

(214) 371-0666

Jimmylyn D. Woodard R.P.L.S. 5398

FIRM #101219-00 Email: kstuart@jimmywpogue.com

Job Number: 132272 Date: 01/22/2025 Drawn by:

G.F. Number 5154005744

Certified to:

JACOB D JOHNSON

Title Company:

OLD REPUBLIC TITLE

I, Jimmylyn D. Woodard, Registered Professional Land Surveyor of the State of Texas, do certify that this Survey Plat is a representation of the property shown hereon as determined by a survey on the ground. The lines and dimensions of said property being as indicated by the plat; The size, location and type of above ground improvements are as shown. Corner monuments are as shown on survey. EXCEPT AS SHOWN ON SURVEY, THERE ARE NO ABOVE GROUND ENCROACHMENTS OR ABOVE GROUND PROTRUSIONS.

This survey makes no judgements as to the ownership of the property, only that the property exist on the ground as shown and surveyed from a description provided to the surveyor.

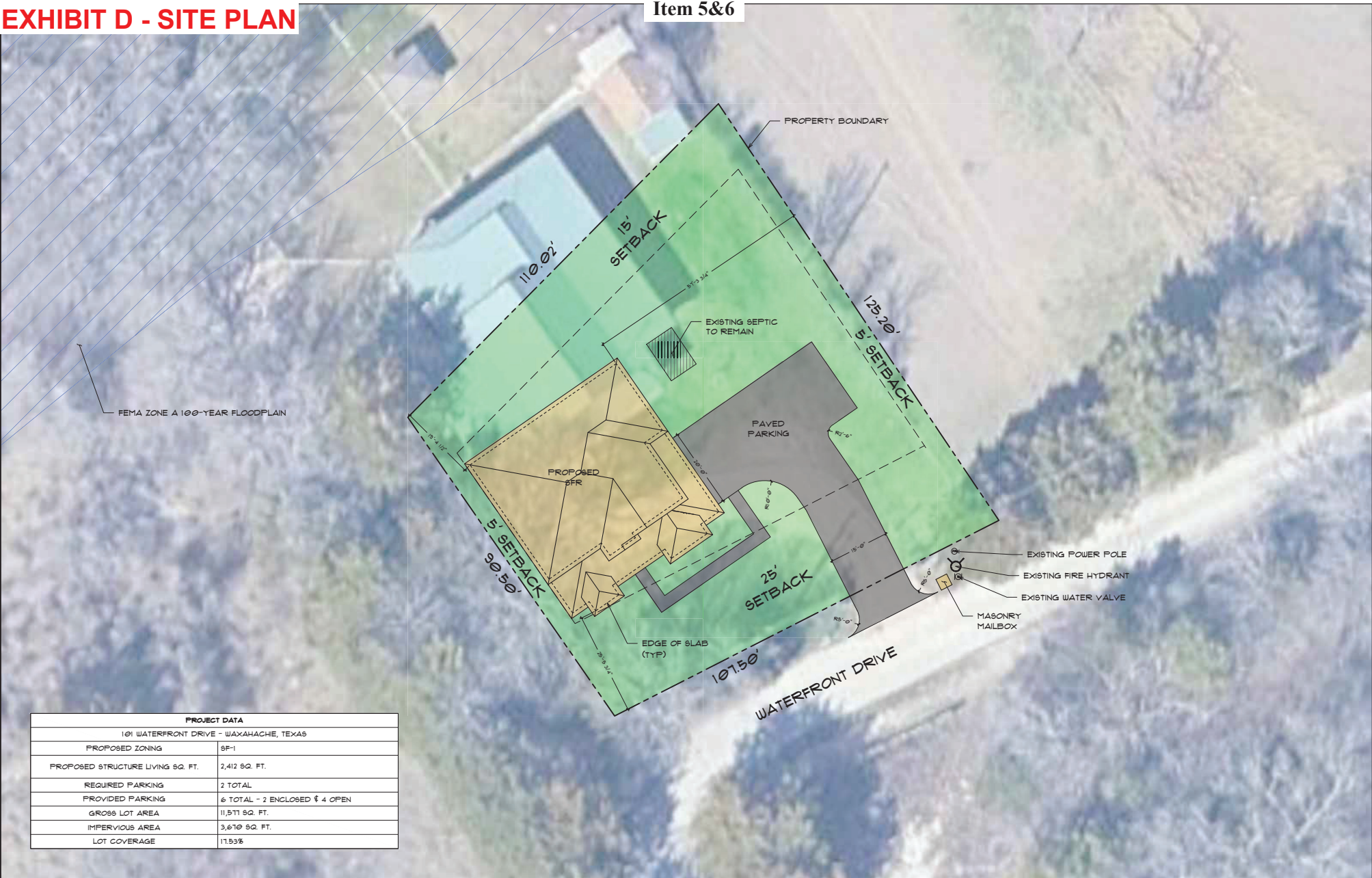
This Survey was performed exclusively for the parties shown hereon and is licensed for a single use. This Survey remains the property of the Jimmy W. Pogue, Inc.. Unauthorized reuse is not permitted without the expressed written permission of the President of company. This survey is an original work protected by United States Copyright Law and International Treaties. All rights reserved. Do not make illegal copies.

THIS SURVEY VALID WITH EMBOSSED SEAL



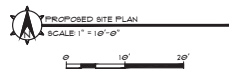
EXHIBIT D - SITE PLAN

Item 5&6



GENERAL SITE PLAN NOTES:

1. PROPERTY BOUNDARY OBTAINED FROM CLIENT PROVIDED SURVEY.
2. ALL EXISTING STRUCTURES ON PROPERTY HAVE BEEN DEMOLISHED.
3. NEW SINGLE-FAMILY RESIDENCE TO HAVE MINIMUM FINISHED FLOOR ELEVATION (MFFE) 2 FT ABOVE THE BASE FLOOD ELEVATION.



PLANNED DEVELOPMENT DISTRICT STANDARDS
101 WATERFRONT DRIVE
WAXAHACHIE, TEXAS

Item	Information
Property Address	101 Waterfront Drive, Waxahachie, Texas 75165
Owner	Jacob Johnson
Builder / Applicant	Jacob Craft
Prepared By	Sias Drafting & Design – Pottsboro, Texas
Date	March 2026

1. PURPOSE

The purpose of this Planned Development (PD) district is to allow for the development of one (1) single-family detached residential dwelling on the property located at 101 Waterfront Drive, Waxahachie, Texas. The standards contained herein shall govern development of the property in the event of conflict with the underlying zoning district regulations. The intent of this Planned Development is to provide reasonable flexibility in development standards while ensuring a high-quality residential structure compatible with surrounding development.

2. PERMITTED USE

The property shall be developed with one (1) single-family detached dwelling unit along with customary residential accessory improvements.

Development Standard	Requirement
Use	Single-Family Detached Residence
Front Setback	25 feet
Side Setbacks	5 feet (each side)
Rear Setback	15 feet
Maximum Height	2 Stories / 35 feet
Parking	Minimum two (2) off-street parking spaces
Driveway	Concrete or other approved paving surface
Exterior Materials	Brick, stone, stucco, fiber cement siding, or comparable residential exterior materials.
Exterior Colors	Natural and earth-tone color palettes consistent with residential architectural standards.

EXHIBIT E - PD STANDARDS

Item 5&6

3. ARCHITECTURAL CHARACTER

Final exterior materials and color selections have not yet been determined; however, the residence shall utilize natural or earth-tone color palettes typical of residential construction and compatible with surrounding development.

4. NEIGHBORHOOD COMPATIBILITY

The proposed single-family residence shall be designed and constructed in a manner generally consistent with the scale, materials, and residential character of surrounding development.

5. APPLICABILITY

Except as specifically modified by these Planned Development standards, all other applicable regulations of the City of Waxahachie Zoning Ordinance shall apply. Development of the property shall generally conform to the approved site plan associated with this Planned Development. In the event of conflict between these Planned Development standards and the City of Waxahachie Zoning Ordinance, the standards contained herein shall govern development of the subject property.

Planning & Zoning Department

Item 7&8

Plat Staff Report

Case: SUB-27-2026



MEETING DATE(S)

Planning & Zoning Commission:

April 14, 2026

City Council:

May 4, 2026

CAPTION

Public Hearing on a request by David McDill, Davis & McDill for a **Replat** of part of Lot 2, Block 175, Town Addition, to create Lots 2R-A, 2R-B, and 2R-C, Block 175, of the Town Addition, 3 Residential Lots, being 0.679 acres, located at 305 Frierson Street (Property ID 171328, 171339, & 171340) – Owner: Ronald Scott & Kimberly Scott (SUB-27-2026)

RECOMMENDED MOTION

"I move to recommend approval of SUB-27-2026, a Replat of the Town Addition, Lots 2R-A, 2R-B, and 2R-C, Block 175, subject to the conditions the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."

APPLICANT REQUEST

The applicant requests to replat the property into three (3) new residential lots

CASE INFORMATION

Applicant:

David McDill, Davis & McDill

Property Owner(s):

Ronald Scott & Kimberly Scott

Site Acreage:

0.6790 acres

Number of Lots:

3 lots

Number of Dwelling Units:

3 units

Adequate Public Facilities:

Adequate public facilities are available to the subject property via the extension of public sewer.

SUBJECT PROPERTY

General Location:

305 Frieson Street

Parcel ID Number(s):

171328, 171339, 171339

Current Zoning:

Single Family-3 (SF-3)

Existing Use:

Residential Use

Platting History:

The subject property was previously platted as part of Lot 2, block 75 of the Town Addition and part of Lot 3

Item 7&8

Site Aerial:



PLANNING ANALYSIS

The applicant requests to replat the subject property into three new residential lots. The subject property is located in the Single-Family-3 (SF-3) zoning district and the proposed replat contains two lots that comply with the lot size and dimension requirements of the SF-3 zoning district and one lot that does not meet minimum standards. The applicant has filed a Petition for Hardship Waiver to eliminate the typical right-of-way (ROW) and utility easement dedication requirements along Frierson Street and partially along Young Street and to eliminate the minimum lot size requirement. This request has been made due to the location of existing homes on the subject property. 15' utility easements and 25' of right-of-way would be required along both Frierson and Young Street. Complying strictly with the typical dedication requirements would necessitate the demolition of both existing homes. Five (5) to eight (8) feet of R.O.W. dedication and Utility Easements would be required along Frierson Street while fourteen (14) feet of R.O.W. dedication and utility easements would be required along a portion of Young Street. In lieu of the typical requirements, the applicant proposes to dedicate a utility easement up to the existing structures and proposes not to dedicate any ROW. Staff has requested that the applicant dedicate the proper R.O.W. and U.E. on the portions of Young Street that do not have structures.

During the review of the Replat application, staff identified technical items that conflict with the requirements of the Waxahachie Subdivision Ordinance. These technical items are required to be corrected prior to filing the Replat. The correction of each item has been identified as a condition of approval in the staff recommendation section below.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, staff recommends approval of the Replat request, subject to conditions noted below.

Conditions:

1. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, the location and width of all streets, alleys and easements, existing or proposed, within the subdivision limits and adjacent to the subdivision; a list of proposed street names shall be submitted for all new streets (street name approval is required at the time the plat is approved)

Item 7&8

2. Per Section 2.4.c.6 of the Waxahachie Subdivision Ordinance, the proposed lot arrangement and lot numbers must be included on the plat. The plat shows three lots being created, while the title block only lists two. Additionally, two of the lots being created have identical names. Please specify the number of lots being created and provide unique names for each. Likewise, please ensure all lots being created in the title block.
3. Per Section 2.4.c.25 of the Waxahachie Subdivision Ordinance, an accurate legal description is required on the plat. Please remove "???" from the word instrument.

Conditions (Continued):

4. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block must be provided. Please revise the case number to "SUB-27-2026".
5. Per Section 2.4.c.24 of the Waxahachie Subdivision Ordinance, "Finished floor elevations of building foundations shall be shown for lots adjacent to a flood plain, floodway and/or an area that may be susceptible to flooding". Please contact the Floodplain Administrator, trace.hilton@waxahachie.com for BFE information for Rock Spring Branch, since they are not displayed on the published FEMA maps.
6. Per Section 3.1.f.4.m of the Waxahachie Subdivision Ordinance, provide a ROW dedication that provides 25 feet from the centerline of each roadway. If Young St. will be considered an alley, 10.5 feet needs to be dedicated from the centerline if the pavement is 16 feet wide.
7. Per Section 2.4.c.20 and 3.1.a of the Waxahachie Subdivision Ordinance: Label the existing ROW width. On the label for the ROW width, show the centerline dimension as well as the full width dimension.
8. Per Section 3.1.c.6 of the Waxahachie Subdivision Ordinance, provide a corner clip ROW dedication consistent with Page 11 of the Thoroughfare Standards and Pavement Design Methods Manual.

ATTACHED EXHIBITS

1. Replat

APPLICANT REQUIREMENTS

1. If approved by City Council, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
 - a. If comments were not satisfied, then the applicant will be notified to make corrections.
 - b. If all comments were satisfied, then the applicant shall provide five signed, hard-copy plats.

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

A plat shall not be filed with the Ellis County Clerk until:

1. All utilities, infrastructure, and other required improvements have been installed and a letter of acceptance associated with the utilities and infrastructure installation has been received from the Public Works Department;
2. A drainage study has been conducted and/or a traffic impact analysis has been conducted as required by the City's Subdivision ordinance.

STAFF CONTACT INFORMATION

Prepared by:

David Jones

Planner

david.jones@waxahachie.com

Reviewed by:

Trenton Robertson, AICP

Senior Director of Planning

trenton.robertson@waxahachie.com

Item 7&8

OWNER'S CERTIFICATE

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, RONALD SCOTT and KIMBERLY SCOTT, do hereby adopt this plat designating the herein above described property as LOT 2R-A & LOT 2R-B, BLOCK 175, TOWN ADDITION, an addition to the City of Waxahachie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Waxahachie. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Waxahachie's use thereof. The City of Waxahachie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Waxahachie and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Waxahachie, Texas

WITNESS, my hand, this the _____ day of _____, 20_____.

By:

Ronald Scott, Owner

STATE OF TEXAS §
COUNTY OF ELLIS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Ronald Scott, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and considerations therein expressed.

Given under my hand and seat of office, this _____ day of _____, 20_____.

Notary My Commission Expires On:

WITNESS, my hand, this the _____ day of _____, 20_____.

By:

Kimberly Scott, owner

STATE OF TEXAS §
COUNTY OF ELLIS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Kimberly Scott, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seat of office, this _____ day of _____, 20_____.

Notary Public My Commission Expires On:

Witness my hand on this _____ day of _____, 20_____.

STATE OF TEXAS:
COUNTY OF ELLIS:

APPROVED BY: Planning and Zoning Commission City of Waxahachie

By: _____ Date _____
Chairperson

STATE OF TEXAS:
COUNTY OF ELLIS:

APPROVED BY: City Council City of Waxahachie

By: _____ Date _____
Mayor

ATTEST: _____ Date _____

NOTE:
PROPERTY IS IN THE JURISDICTION OF THE CITY OF WAXAHACHIE, TEXAS AND IS SUBJECT TO THEIR PLATTING RULES AND REGULATIONS.

- DRAINAGE NOTES:
- (1) BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
 - (2) THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
 - (3) CITY OF WAXAHACHIE WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
 - (4) CITY OF WAXAHACHIE WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
 - (5) FENCES, RETAINING WALLS, AND SCREENING WALLS SHALL NOT BE PLACED IN UTILITY EASEMENTS.

Revisions	By

Davis & McDill, LLC

SURVEYING – LAND PLANNING – FLOODPLAIN MANAGEMENT
P.O. BOX 428, WAXAHACHIE, TEXAS 75168
PHONE: 972-938-1165

A Texas licensed surveying firm # 10194681



Date: 3/5/2026

Scale: N/A

Drawn: D. McDill

Job: 225-0232

Sheet 2

of 2 sheets.

REPLAT
WEST END ADDITION
BLOCK 27, LOT 3B
Being a Replat of a Part of a Part of
Lot 3, in Block 27 of the WEST END ADDITION
an addition to the City of Waxahachie, Texas
according to the plat thereof recorded in
Cabinet A, Slide 148 of the Plat Records of
Ellis County, Texas
Case Number: 000061-2024



Memorandum

To: Honorable Mayor and City Council

From: Trenton Robertson, Director of Planning

Thru: Ricky Boyd, City Manager

Date: April 14, 2026

Re: ZDC-24-2026 – Kemp Tract (Minto) PD Amendment – Ord. 3704

On April 1, 2026, the Applicant requested to continue case no. ZDC-24-2026, from the April 14, 2026, Planning & Zoning Commission meeting and the May 4, 2026 City Council meeting to the May 12, 2026 Planning & Zoning Commission meeting and the June 1, 2026 City Council meeting. The purpose of the continuance request is to allow the Applicant to address ownership discrepancies for the subject property and expand the scope of the amendment proposal.

Planning & Zoning Department

Item 11&12

Zoning Staff Report

Thoroughfare Plan Amendment – Kemp Tract



MEETING DATE(S)

Planning & Zoning Commission:

April 14, 2026

City Council:

May 4, 2026

CAPTION

Public Hearing on a request by William Dahlstrom, Jackson Walker LLP, to amend the adopted Waxahachie Comprehensive Plan, solely to amend the Thoroughfare Plan for the Kemp Ranch property.

RECOMMENDED MOTION

"I move to recommend approval of the proposed Thoroughfare Plan Amendment for the Kemp Ranch property."

APPLICANT REQUEST

The Applicant requests an amendment to the Waxahachie Thoroughfare Plan as it pertains to the Kemp Ranch property. The requested amendment will revise the Thoroughfare Plan on the property to align with the recently approved Kemp Ranch Planned Development (Ordinance 3704).

CASE INFORMATION

Applicant:

William Dahlstrom, Jackson Walker LLP

Property Owner(s):

Minto KR, LLC

Site Acreage:

Approximately 3,169 acres

SUBJECT PROPERTY

General Location:

300 Brookside Road

Parcel ID Number(s):

179468, 179534, 182520, 187960, 189323, 189326, 189333, 189336, 192306, 193815, 193822, 193823, 234203, 263786, 264568, 303651, 303652

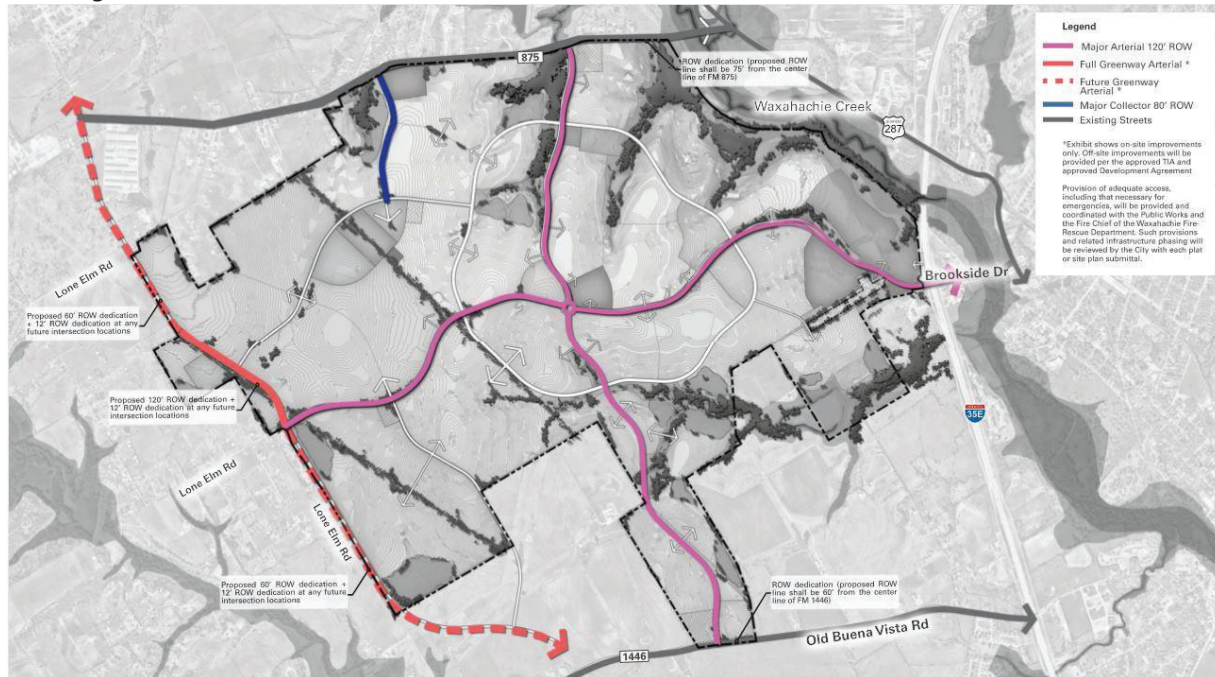
Existing Use:

The majority of the subject property is undeveloped. The Presbyterian Children's Home complex and four single family residences currently exist on the eastern portion of the property.

Development History:

On January 26, 2026, City Council approved Ordinance 3704, the Kemp Ranch Planned Development (PD) proposal by Minto Communities. This ordinance covers approximately 3,169 acres of property and establishes development regulations for Traditional Residential, Active Adult, Flex Residential, Multi-Family Residential, and Mixed-Use Districts. In total, the PD includes a maximum of 11,880 single family homes, 1,390 multi-family dwelling units and 133.1 acres of mixed-use property.

Site Image:



STAFF ANALYSIS

Background:

As part of the Kemp Ranch PD (Ordinance 3704), City Council approved a Thoroughfare Exhibit that identified the roadways necessary to serve the proposed development of the subject property. The exhibit identified right-of-way (ROW) that it will be necessary for the developer to dedicated and roadway sections that it will be necessary for the developer to construct to ensure proper traffic flow. However, the exhibit did not directly align with thoroughfare layout required by the adopted 2024 Waxahachie Thoroughfare Plan. Due to this, the developer is required to amend the adopted Waxahachie Thoroughfare Plan in order to receive impact fee credits for constructing the Collector and Arterial roadways identified on the exhibit.

Proposed Amendment:

The Applicant proposes to three (3) specific amendments to the Waxahachie Thoroughfare Plan to align it with the proposed location for Collector and Arterial Roadways from the Kemp Ranch PD, as noted below. These amendments are proposed only on the Kemp Ranch property and do not include changes to the Waxahachie Thoroughfare Plan outside the boundaries of the subject property.

1. Realign the east-west 120' Major Arterial roadway (Brookside Road) to align with the proposed route from the Kemp Ranch PD. The starting point at the existing Brookside Road Bridge and ending point at Lone Elm Road of this thoroughfare section are proposed to remain the same. Only the alignment through the subject property is adjusted.
2. Realign the north-south 120' Major Arterial Roadway (unnamed) to align with the proposed route from the Kemp Ranch PD. The starting point of this thoroughfare section at FM 1446 and to remain the same. However, the alignment through the subject property and the ending point at FM 775 is adjusted. Additionally, the intersection of this Arterial Roadway and the east-west Major Arterial is now specifically proposed to be a roundabout.
3. Major Collector (80') Thoroughfares identified in several locations on the 2024 Waxahachie Thoroughfare Plan are eliminated, with the exception of a single realigned section located near the northwest section of the subject property adjacent to FM 775. The realigned section is proposed to provide an additional connection to FM 775 from the interior of the subject property.

Item 11&12

PUBLIC NOTIFICATIONS

A notice was published in the Waxahachie Daily Light advertising the date, time, and location of the Public Hearings for this Thoroughfare Plan Amendment request.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, staff recommends approval of the Thoroughfare Plan Amendment request.

ATTACHED EXHIBITS

1. 2024 Waxahachie Thoroughfare Plan (Existing)
2. Thoroughfare Plan Amendment Request Letter
3. Proposed Thoroughfare Plan

STAFF CONTACT INFORMATION

Prepared by:

Zack King, AICP

Planning Manager

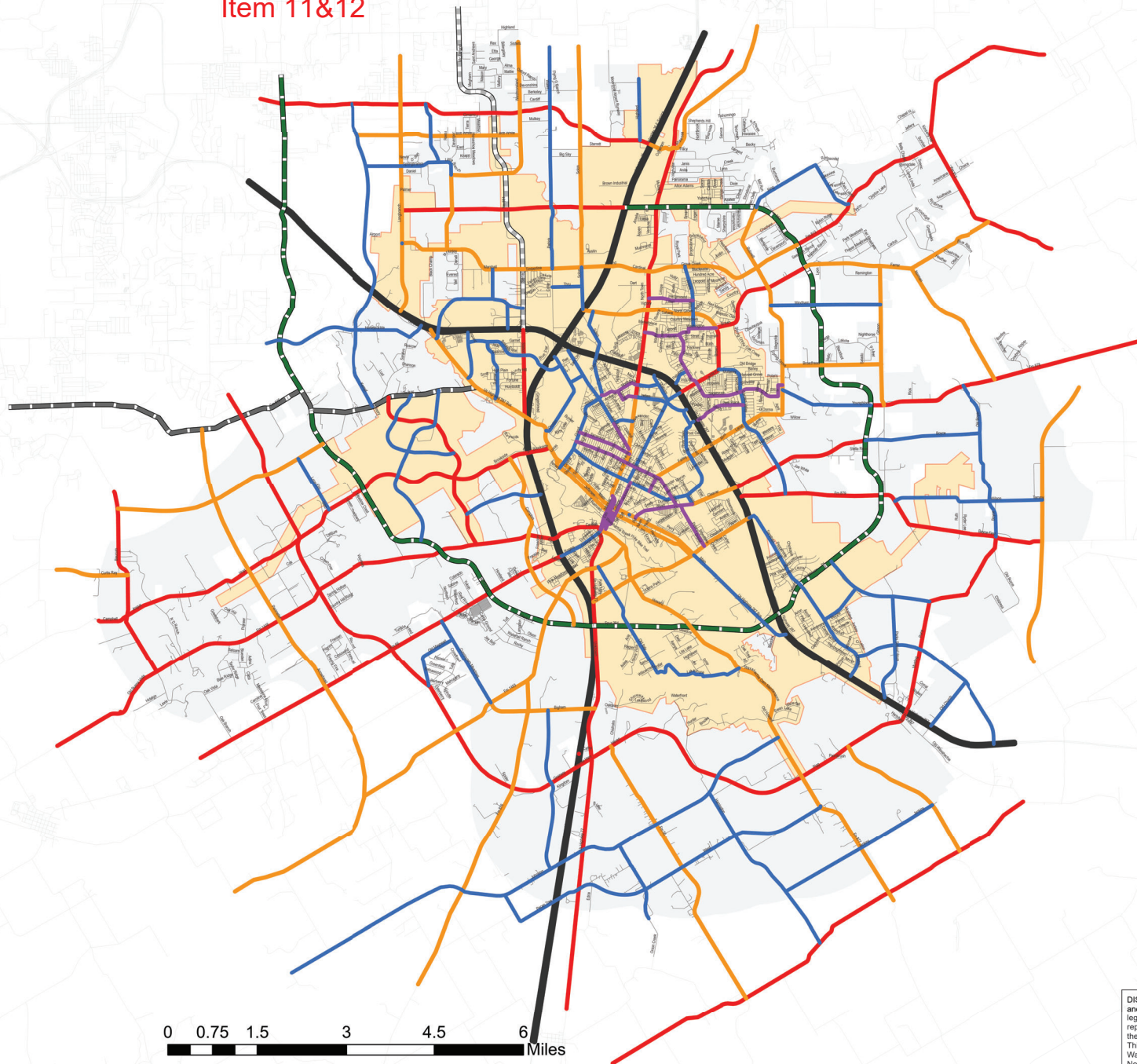
zking@waxahachie.com

Reviewed by:

Trenton Robertson, AICP

Senior Director of Planning

trenton.robertson@waxahachie.com



Thoroughfare Plan

	HIGHWAYS-TXDOT
	A-MAJOR ARTERIAL, 150', 6 LANE
	A-MAJOR ARTERIAL, 140', 6 LANE
	A-MAJOR ARTERIAL, 120', 6 LANE
	B-GREENWAY ARTERIAL, 120', 4-6 LANE
	C-MINOR ARTERIAL, 100', 4 LANE
	D-MAJOR COLLECTOR, 80', 2-4 LANE
	E-MINOR COLLECTOR, 60', 2 LANE

0 0.75 1.5 3 4.5 6 Miles

Date: 4/16/2025

DISCLAIMER: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the City of Waxahachie for the sole purpose of geographic reference. No warranty is made by the City of Waxahachie regarding specific accuracy or completeness.



City of Waxahachie Thoroughfare Plan





William S. Dahlstrom
(214) 953-5932 (Direct Dial)
wdahlstrom@jw.com

March 20, 2026

Trenton Robertson, AICP
Zack King, AICP
Senior Director of Planning
City of Waxahachie
408 S. Rogers Street
Waxahachie, Texas 75168

***RE: Revised Thoroughfare Plan Amendment Request;
Request to amend the Waxahachie Thoroughfare Map in accordance with
the approved Ordinance ZDC-232-2024.***

Trenton and Zack:

We are in receipt of your comments to the request above and submit this letter as a modified request to amend the Waxahachie Thoroughfare Map (Plan) in response to those comments. As previously stated, this is a request for an amendment to the City of Waxahachie's Thoroughfare Map to conform to the Thoroughfare Exhibit in the recently approved Planned Development District for Kemp Ranch. Enclosed with this letter is the Thoroughfare Exhibit ("Exhibit D") from the approved Planned Development Ordinance ZDC-232-2024 and a Thoroughfare Plan Amendment Exhibit that shows only the roadways within Kemp Ranch that are subject to this Thoroughfare Plan amendment.

Specifically, per the enclosed Thoroughfare Plan Amendment Exhibit, we request the following amendments to the Waxahachie Thoroughfare Plan:

- 1) Realign Brookside Road to be routed north of the existing single-family homes on the west side of IH-35 and intersect with the Future Greenway Arterial in accordance with the enclosed Thoroughfare Plan Amendment Exhibit. This is otherwise a very similar route as it is currently shown in the City's Thoroughfare Plan. Brookside Road will remain a designated Major Arterial with a 120' right-of-way, per the current Thoroughfare Plan.
- 2) Realign the north-south Major Arterial roadway (120' right-of-way) from FM 875 to FM 1446, as shown on the enclosed Thoroughfare Plan Amendment Exhibit. This proposed roadway as well as the abovementioned Brookside Road Major Arterial Roadway alignment will intersect with one another with a roundabout.
- 3) Realign the Major Collector (80' right-of-way) from FM 875 to connect to a proposed Minor Collector to the south as shown on the enclosed Thoroughfare Plan Amendment Exhibit. Per your comment, our Minor Collectors are not included as part of the amendment request, but we've shown them on the Thoroughfare Plan Amendment Exhibit to demonstrate connectivity.

The Throughfare Exhibit is accompanied by a Street Sections Exhibit which has also been modified to reflect only the roadways subject to this amendment. We are also providing a copy of the Waxahachie Thoroughfare Map.

We believe these proposed changes are not major departures from the City's current Thoroughfare Plan roadway layouts and fully meet the City's goals for mobility and connectivity for this area of Waxahachie. In summary, we respectfully request amendments to the City's Thoroughfare Plan to conform to the Throughfare Exhibit in Planned Development Ordinance ZDC-232-2024 which was approved by the Waxahachie City Council on January 28, 2026.

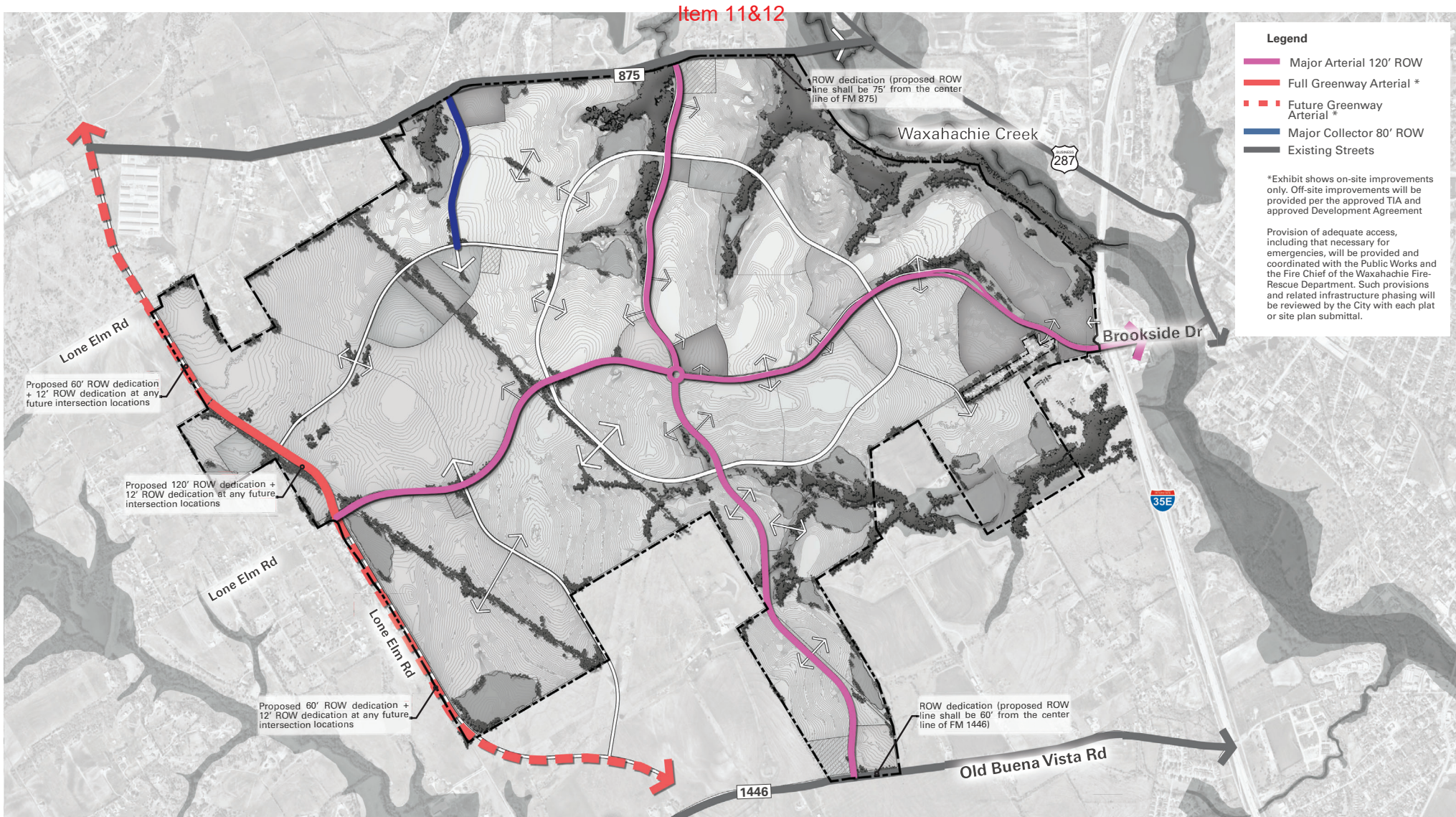
If you have questions or require additional information, please do not hesitate to call me at (214) 953-5932.

Very truly yours,

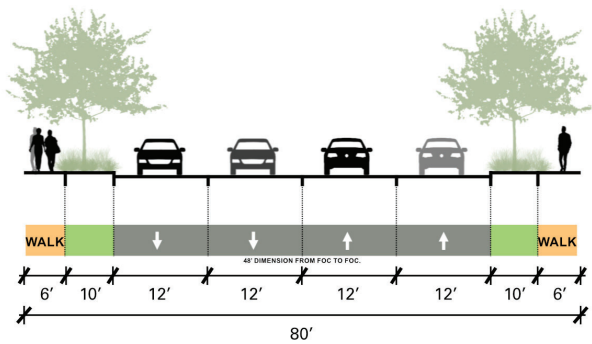
William S. Dahlstrom

William S. Dahlstrom

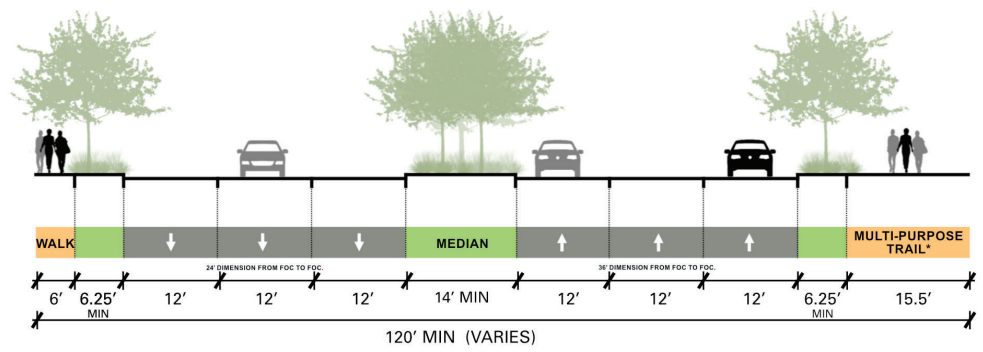
cc: Terry Welch
Dutch Neuweiler
Dennis Church
Michael Ross
Brian Cale
Will Guerin, AICP



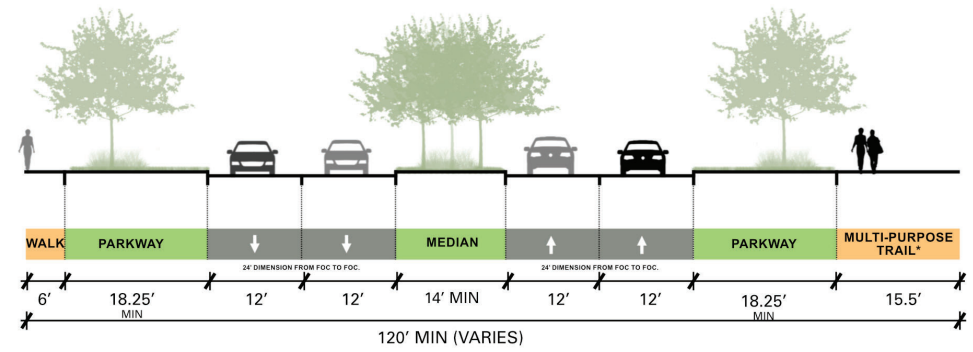
Item 11&12



MAJOR COLLECTOR - 80' ROW



MAJOR ARTERIAL - 120' ROW
(full build-out condition)



MAJOR ARTERIAL - 120' ROW
(interim condition)



* Multi-purpose trail may meander outside of right of way where adjacent to open space