

Planning and Zoning Commission
April 14, 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 Tuesday, April 14, 2026 at 7:00 p.m.

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

Members Absent: Bart Underwood
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

None.

4. Consent Agenda

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

Action:

Jimmy Poarch moved to approve the Consent Agenda as presented. Motion was seconded by Ryan Simpson and carried unanimously (5-0).

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)

Senior Planner Oanh Vu presented the Item and applicant Jacob Johnson requested approval. 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.

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.

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.

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.

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. At the time of the staff report, staff received no letters in support or opposition to this request.

Chair Johnson opened the Public Hearing at approximately 7:10 p.m.

There being no others to speak for or against ZDC-9-2026, Chair Johnson closed the Public Hearing at approximately 7:10 p.m.

6. Consider approval of ZDC-9-2026

Action:

Ryan Simpson moved 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. Motion was seconded by Jenny Bridges and carried unanimously (5-0).

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)

Planner David Jones presented the Item and applicant Ronald Scott requested approval. 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 ROW dedication and Utility Easements would be required along Frierson Street while fourteen (14) feet of ROW 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 ROW and Utility Easement 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 included in the staff report.

Chair Johnson opened the Public Hearing at approximately 7:15 p.m.

There being no others to speak for or against SUB-27-2026, Chair Johnson closed the Public Hearing at approximately 7:15 p.m.

8. Consider approval of SUB-27-2026

Action:

Jimmy Poarch moved to recommend approval of SUB-27-2026, a Replat of the Town Addition, Lots 2R-A, 2R-B, and 2RC, Block 175, subject to the conditions the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Motion was seconded by Terry Connor and carried unanimously (5-0).

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)

Chair Johnson announced that the applicant has requested to continue case number ZDC-24-2026 from the April 14, 2026 Planning and Zoning Commission meeting to the May 12, 2026 Planning and Zoning Commission Meeting.

Action:

Ryan Simpson moved to continue ZDC-24-2026 to the May 12, 2026 Planning and Zoning Commission Meeting. Motion was seconded by Jimmy Poarch and carried unanimously (5-0).

10. Consider recommendation of ZDC-24-2026

No action taken.

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.

Planning Manager Zack King presented the Item and applicant Brian Cale requested approval. 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.

The applicant proposes 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. 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 875 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 875. The realigned section is proposed to provide an additional connection to FM 875 from the interior of the subject property.

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.

Chair Johnson opened the Public Hearing at approximately 7:24 p.m.

Those who spoke in opposition:

Kathy Kacal, 405 Brookside Road, Waxahachie, Texas

There being no others to speak for or against the proposed Thoroughfare Plan amendment, Chair Johnson closed the Public Hearing at approximately 7:40 p.m.

12. Consider recommendation to amend the adopted Waxahachie Comprehensive Plan, solely to amend the Thoroughfare Plan for the Kemp Ranch property

Action:

Ryan Simpson moved to recommend approval of the proposed Thoroughfare Plan Amendment for the Kemp Ranch property. Motion was seconded by Jimmy Poarch and carried (4-1) with Jenny Bridges voting in opposition.

13. Adjourn

There being no further business, the meeting adjourned at 7:42 p.m.

Respectfully submitted,

David Jones, Planner