

Planning and Zoning Commission
April 12, 2022

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, April 12, 2022 at 7:00 p.m. in the Council Chamber at 401 S. Rogers St., Waxahachie, TX.

Members Present: Rick Keeler, Chairman
Melissa Ballard, Vice Chairman
Betty Square Coleman
Bonney Ramsey
Jim Phillips
David Hudgins
Erik Test

Others Present: Shon Brooks, Executive Director of Development Services
Jennifer Pruitt, Director of Planning
Zack King, Planner
Amber Villarreal, City Secretary
Melissa Olson, Council Representative

1. **Call to Order**
2. **Invocation**

Chairman Rick Keeler called the meeting to order and gave the invocation.

3. **Public Comments**

None

4. **Consent Agenda**

- a. Minutes of the regular Planning & Zoning Commission meeting of March 29, 2022
- b. Minutes of the Planning and Zoning Commission briefing of March 29, 2022

Action:

Ms. Bonney Ramsey moved to approve items a. and b. on the Consent Agenda. Vice Chairman Melissa Ballard seconded, All Ayes.

{Ms. Betty Square Coleman arrive at 7:01 p.m.}

5. **Consider request by Tim Balch, Timco Logistic Systems, LLC, for a Plat of Timco Addition, for 1 lot, being 17.746 acres situated in the E. Bellow Survey, Abstract 101 (Property ID 180390, 180394, and 180388) – Owner: MYTI PROPERTIES, LLC (SUB-51-2021)**

Planner Zack King presented the case noting the applicant is requesting to plat the subject property into one (1) lot for commercial use (Timco Logistics) and staff recommends approval per the following staff comment:

1. Prior to plat filing, the applicant will update the plat to include the instrument number and recording information for the 45' offsite Drainage Easement required for the development of Lot 1.

Action:

Vice Chairman Melissa Ballard moved to approve a request by Tim Balch, Timco Logistic Systems, LLC, for a Plat of Timco Addition, for 1 lot, being 17.746 acres situated in the E. Bellow Survey, Abstract 101 (Property ID 180390, 180394, and 180388) – Owner: MYTI PROPERTIES, LLC (SUB-51-2021) as presented. Mr. David Hudgins seconded, All Ayes.

6. **Public Hearing on a request by Angela Hunt, Munsch Hardt Kopf & Harr, for a Zoning Change to Amend Ordinance No. 2302 for the Villages of Mustang Creek to increase the Maximum Lot Coverage from 35% to 50% by primary and accessory structures in the remaining North Tract, East Tract and Central Tract East located at Hwy 287 and Parks School House Rd (Property ID 180362 & 180365) - Owner: ARDEN GROUP, LLC (ZDC-32-2022)**

Mr. King reviewed the case noting the applicant is requesting to amend Ordinance 2302 to increase the maximum lot coverage from 35% to 50% in the Villages of Mustang Creek Planned Development. He explained the developer would like to propose a larger footprint and increasing the maximum lot coverage will allow the developer to provide a greater variety of large square footage homes. He noted this request matches a Planned Development amendment for the Villages of Mustang Creek that was approved in 2021 for residential lots in the South and portions of the Central sub-district from 35% to 50%.

Chairman Keeler opened the Public Hearing.

There being no others to speak for or against ZDC-32-2022, Chairman Keeler closed the Public Hearing.

7. **Consider recommendation of Zoning Change No. ZDC-32-2022**

Action:

Mr. Jim Phillips moved to approve a request by Angela Hunt, Munsch Hardt Kopf & Harr, for a Zoning Change to Amend Ordinance No. 2302 for the Villages of Mustang Creek to increase the Maximum Lot Coverage from 35% to 50% by primary and accessory structures in the remaining North Tract, East Tract and Central Tract East located at Hwy 287 and Parks School House Rd (Property ID 180362 & 180365) - Owner: ARDEN GROUP, LLC (ZDC-32-2022). Mr. David Hudgins seconded, All Ayes.

8. **Adjourn**

There being no further business, the meeting adjourned at 7:08 p.m.

Respectfully submitted,

Amber Villarreal, City Secretary