

**MINUTES
PLANNING AND ZONING COMMISSION
TUESDAY, FEBRUARY 19, 2013**

The Planning and Zoning Commission for the City of Midlothian met on Tuesday evening, in the City Hall located at 104 West Avenue E, Midlothian, Texas.

The following Commissioners were present:

Ross Weaver	§	Chairman
Robert Seeds	§	Vice Chairman
Vicki Collins	§	Commissioner
Michael Griffith	§	Commissioner
Brett Kemp	§	Commissioner
James Koehler	§	Commissioner

The following Commissioner was absent:

Lynda Johnson	§	Commissioner
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The following staff member were present:

John Taylor, AICP	§	Development Services Director
Alberto Mares, AICP	§	Planning Manager
Marcos Narvaez	§	GIS Coordinator / Planner
Kathleen Hamilton	§	Administrative Assistant

PLANNING AND ZONING COMMISSION MEETING

Chairman Weaver called the Planning and Zoning Commission Meeting to order at 7:13 PM and called the first item on the agenda.

REGULAR AGENDA

- 1. Consider and act upon a request to amend PD-42, Ordinance 2007-14, as amended (MidTowne PD) to amend the structure, requirements and powers of the MidTowne Architectural Review Committee. (Case No. Z06-2012-28)**

Alberto Mares presented the agenda item and welcomed questions from the Commissioners.

Vice-Chairman Seeds moved to recommend **approval** this request with Option B of the 3 options presented regarding the structure of the MidTowne Architectural Review Committee (ARC). The Commission also recommended that the resident appointment be selected by the Architectural Review Committee (ARC) and ratified by the City Council, having no appeal process and having the ARC review and forward recommendations to the Planning & Zoning Commission on all nonresidential elevations, site plans, and landscaping plans.

Motion was seconded by Commissioner Griffith.

Action Taken: (6-0) Approved

PUBLIC HEARING AGENDA

- 2. Continue a public hearing to consider and act upon a request to rezone ± 1,167.375 acres from the current Agricultural (A) District to a Planned Development District (PD) for residential uses (*single-family, townhomes and multi-family*) non-residential uses (*commercial and light Industrial*) and open spaces. Property encompasses 2 tracts: the north tract contains ± 966.36 acres and generally located north of US Hwy. 287 and east of Walnut Grove Road and the south tract contains ± 201.01 acres generally located south of the Southern Pacific Railroad and east and southeast of Plainview Road in the City of Midlothian, Texas (Case No. Z05-2012-27)**

Alberto Mares presented the agenda item and welcomed questions from the Commissioners.

Chairman Weaver addressed the audience for any input regarding this public hearing, the following spoke regarding this item:

Applicant: Matthew Alexander, 5225 Village Creek Drive, Suite 200, Plano Texas 75093

Opposition:

Ken Pritchett – Somerset, Midlothian, TX 76065

PUBLIC HEARING (continued):

Bill Redding – 2230 Clearview, Midlothian, Texas 76065
Carolyn Haman, 3808 Cabeza De Vaca Circle, Irving

Chairman Seeds moved to **close** the public hearing.
Motion was seconded by Commissioner Kemp.

Action Taken: (6-0) Closed Public Hearing

Vice-Chairman Seeds moved to recommend **approval** of this request as presented with the following recommendations:

- 1) The Design Book shall be included in the final ordinance
- 2) Neo-traditional Street Section V, Option I, be selected over Section V, Option ii
- 3) A comprehensive statement is included that any condition not address by the PD ordinance & the Design Book shall comply with the standards that exist at the time of development.
- 4) Only the Residential Three (R3) District shall be attached to the Design Book and not the Multi-family (MF) or the Light Industrial (LI) Districts. The multi-family density and open space are set by the PD.
- 5) The property on the south side of US Highway 287 labeled as Commercial shall be classified as Community Retail.

Motion was seconded by Commissioner Collins.

Action Taken: (6-0) Approved

3. **Conduct a public hearing to consider and act upon a request to amend PD-1 to approve and formalize an associated site plan.** Property contains ± 3.563 acres and is located in the Pebble Creek Addition at the southwest corner of N. 9th Street and Pebble Creek Drive, in the City of Midlothian, Texas (Case No. Z07-2012-38)

Alberto Mares presented the agenda item and welcomed questions from the Commissioners.

Chairman Weaver addressed the audience for any input regarding this public hearing, with no speakers on this item Commissioner Kemp moved to **close** the public hearing.

Motion was seconded by Vice-Chairman Seeds.

Action Taken: (6-0) Close Public Hearing

Commissioner Koehler moved to recommend **approval** of this request as presented with the following recommendations:

- 1) The minimum lot dimensions shall be 36 feet wide by 100 feet deep.
- 2) The minimum house size for each lot shall be 1,200 square feet (minimum 2,400 square feet for each structure).
- 3) The minimum garage size of each lot shall be 380 square feet (exclusive of the minimum house size).
- 4) The minimum brick/stone coverage on the entire structure shall be 100%.
- 5) The minimum roof pitch on each structure shall be 7:12.
- 6) The proposed Lot 23 shall be designated as open space and be maintained by a required homeowners association.
- 7) Any new fencing abutting the designated open space shall be non-opaque (i.e. wrought iron, architectural steel).
- 8) Required upgrades to the Pebble Creek Lift Station shall be coordinated with Engineering and Public Works prior to the issuance of any additional building permit.

Motion was seconded by Commissioner Griffith.

Action Taken: (6-0) Approved

4. **Conduct a public hearing and act upon a request for a Specific Use Permit (SUP) to allow a minor automotive repair garage at 418 W. Main Street.** Property is zoned Commercial (C) District, containing ± 0.158 acres, and generally located at the southeast intersection of W. Main St. and S. 5th Street, in the City of Midlothian, Texas (SUP03-2012-14)

Alberto Mares presented the agenda item and welcomed questions from the Commissioners.

PUBLIC HEARING (*continued*):

Chairman Weaver moved to **continue** the public hearing to the March 19, 2013 Planning and Zoning Commission Meeting.

Motion was seconded by Commissioner Kemp.

Action Taken: (6-0) Continued

- 5. Conduct a public hearing to consider and act upon a request to rezone ± 68.371 acres from the current Agricultural (A) District to a Planned Development (PD) with minimum lot sizes of 8,400 and 20,000 square feet.** Property is in the WW Rawls Survey, Abstract No. 915 and located west of FM 663 and ± 670 feet south of Harvest Hill, in the City of Midlothian, Texas (Case No. Z03-2012-25)

Alberto Mares presented the agenda item and welcomed questions from the Commissioners.

Chairman Weaver addressed the audience for any input regarding this public hearing, the following spoke regarding this item:

Applicant - Charles Jowell

Bloomfield Homes President – Don Dykstra

Opposition:

Michael Wilton – 2210 Reindeer Court

Duff Hale – 2830 Starwashed Drive

Larry McDonald – 2230 Starwashed Drive

Calvin Cheatham – 702 Buckhorn Court

Tina Gage – 717 Buckhorn Court

Mike Clark – 710 Buckhorn Court

David Gross – 910 Elkhorn Drive

Dan Howard – 2001 Pimlaco

Betty Peck – 2205 Goose Down Court

Pam Shelly – 706 Buckhorn Court

Bryan Varner – 2810 Starwashed Drive

Gary England – 502 Reindeer Drive

Vice-Chairman Seeds moved to **close** the public hearing.

Motion was seconded by Commissioner Koehler.

Action Taken: (6-0) Close Public Hearing

Chairman Weaver moved to **table** this request to the March 19, 2013 Planning and Zoning Meeting with the following comments to staff:

1. White Tail will be offset by approximately 200 feet to discourage drive-through traffic from spilling over onto Hunters Glen.
2. Lot variety to be shown on site plan
3. No more than 20% of house sizes to be less than 2,000 sf.

Motion was seconded by Vice-Chairman Seeds.

Action Taken: (6-0) Tabled

CONSENT AGENDA

All matters listed under Consent Agenda are considered to be routine by the Planning and Zoning Commission and will be enacted by one motion without separate discussion. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- 6. Consider and act upon a final plat of The Rosebud, Section 4 containing ± 43.735 acres** in the LB Ledbetter Survey, Abstract 631 and the J.H. Singleton Survey, Abstract 960 and generally located south of Masquerade Drive and Iceberg Ct., in the City of Midlothian, Texas (Case No. FP02-2012-36)

- 7. Consideration of Planning and Zoning Commission Minutes Dated:**
January 15, 2013

Vice Chairman Seeds moved to **approve** the Consent Agenda Items.

Motion was seconded by Commissioner Kemp.

Action Taken: (6-0) Approved

MISCELLANEOUS ITEMS

Adjourn – Commissioner Collins moved to **adjourn** the meeting, seconded by Commissioner Koehler.

Meeting Adjourned at 10:19 pm


John Taylor, AICP,
Development Services Director

03-19-2013