

**MINUTES
PLANNING AND ZONING COMMISSION
TUESDAY, AUGUST 20, 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
Lynda Johnson	§	Commissioner
Brett Kemp	§	Commissioner
James Koehler	§	Commissioner

The following staff member were present:

Alberto Mares, AICP	§	Interim Planning Director
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 7:10 PM and called the first item on the agenda.

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.

1. Consideration of Planning and Zoning Commission Minutes Dated:

July 16, 2013

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

Motion was seconded by Commissioner Griffith.

Action Taken: (7-0) Approved

REGULAR AGENDA/PUBLIC HEARING

2. Consider and act upon a final plat of MidTowne Phase 6, containing ±6.627 acres in the W. Hawkins Survey, Abstract No. 465 and is generally located ± 110 feet north of the intersection of Austin Trace and Skye Lane, in the City of Midlothian, Texas (Case No. FP06-2012-98)

Marcos Narvaez presented the agenda item and conveyed to the Commissioners that the applicant request this case be tabled to the September 17, 2013 Planning and Zoning Meeting.

Chairman Weaver moved to **table** this agenda item to the September 17, 2013 Planning and Zoning Meeting.

Motion was seconded by Vice Chairman Seeds.

Action Taken: (7-0) Tabled

3. Consider and act upon the site, building elevations, landscape plans for Midlothian Crossing, Lot 3R-A, Block 1, containing ± 1.2332 acres, located in the Planned Development 32 (PD-32) District, and generally located at the southwest intersection of Eric Street and West Ave F, in the City of Midlothian, Texas (Case No. SP04-2012-97)

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

Commissioner Griffith moved to **approve** this item as presented.

Motion was seconded by Vice Chairman Seeds.

Action Taken: (7-0) Approved

PUBLIC HEARING

- 4. Conduct a public hearing and act upon a request for a Specific Use Permit (SUP) to allow car sales on property currently zoned Light Industrial District.** Property contains ± 2.06 acres in the North Midlothian Industrial Park, Block 1, and located on the east side of Hwy 67 services road and north of Gifco Road, in the City of Midlothian, Texas (Case No. SUP10-2012-102)

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

Chairman Weaver addressed the audience for any input regarding the public hearing. With no speakers on this item, Commissioner Collins moved to **close** the public hearing. Motion was seconded by Commissioner Kemp.

Action Taken: (7-0) Closed Public Hearing

Chairman Weaver moved to **approve** this item with the following conditions:

1. Striking condition #6 parking lot striping.

Motion was seconded by Commissioner Griffith.

Action Taken: (7-0) Approved

- 5. Conduct a public hearing and act upon a request to rezone ± 3.43 acres from Agricultural (A) District to Commercial (C) District.** Property is located in the M Brenan Survey, Abstract 43, and is located at the southern intersection of Apple Lane and FM 663, in the City of Midlothian, Texas (Case No. Z15-2012-99)

Commissioner Kemp and Commissioner Koehler excused themselves from presiding over the public hearings on Agenda Item 5 and 6 due to conflicts of interest.

Marcos Narvaez presented the agenda item and welcomed questions from the Commissioners.

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

Motion was seconded by Commissioner Johnson.

Action Taken: (5-0) Closed Public Hearing

Commissioner Johnson moved to **approve** this item as presented.

Motion was seconded by Vice-Chairman Seeds.

Action Taken: (5-0) Approved

- 6. Conduct a public hearing and act upon a request for a Specific Use Permit (SUP) to allow mini-warehouses on ± 3.43 acres of property currently zoned Commercial (C) District (3851 FM 663).** Property is located in the M Brenan Survey, Abstract 43, and is located at the southwest intersection of Apple Lane and FM 663, in the City of Midlothian, Texas (Case No. SUP09-2012-100)

Marcos Narvaez presented the agenda item and welcomed questions from the Commissioners.

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

Motion was seconded by Commissioner Collins.

Action Taken: (5-0) Closed Public Hearing

Chairman Weaver moved to **approve** this item by adding condition #6:

1. Construction of one (1) structure totaling 3,400 square feet.
2. Proposed structure is located to site plan.
3. Proposed structure may be metal to match existing interior structures.
4. Must meet all adopted fire and building codes.
5. Must meet all adopted City Regulations.
6. Impervious area coverage from 80% to 60%

Motion was seconded by Vice-Chairman Seeds.

Action Taken: (5-0) Approved

PUBLIC HEARING CONTINUED

Commissioner Kemp and Commissioner Koehler re-entered back into the meeting.

7. **Conduct a public hearing to consider and act upon a request to rezone ± 152 acres from the current Agricultural (A) District and Single Family One (SF-1) to a Planned Development District (PD)** for mixed use of residential (lot sizes ranging from 6,000 to 7,200 square feet) and opportunity sites consisting of community retail, general professional, medical, institutional and commercial uses. Property is generally located south of Mt Zion Road and east of FM 663, in the City of Midlothian, Texas (Case No. Z14-2012-94)

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

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

1. Charles Parker- 233 Brookdale, Midlothian, TX
2. Applicant Don Collins

Chairman Weaver moved to continue the public hearing to the September 17, 2013 Planning and Zoning Meeting.

Motion was seconded by Vice Chairman Seeds.

Action Taken: (7-0) Continued

8. **Conduct a public hearing and act upon an amendment to the Zoning Ordinance to enhance standards for subdivision design**, specifically amending Section 3.5400 (Residential Landscaping and Streetscaping Standards) (Case No. OZ06-2012-103)

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

Chairman Weaver addressed the audience for any input regarding the public hearing. With no speakers on this item, Chairman Weaver moved to **continue** the public hearing to the September 17, 2013 Planning and Zoning Meeting and await input from the Builders Roundtable Meeting.

Motion was seconded by Commissioner Kemp.

Action Taken: (7-0) Continued

9. **Conduct a public hearing and act upon an Ordinance regarding amendments to the City's adopted Comprehensive Plan, Ordinance 2007-15, as amended**, specifically amending the Thoroughfare Plan Map, including but not limited to: 1) adding a new thoroughfare classification; 2) the reclassification of the extension of Hayes Road east of Longbranch Road, 3) the reclassification of the Ledgestone Lane south of Plainview Road, and 4) the realignment and reclassification of South 14th Street from Ashford Lane to FM 875; 5) the deletion of South 14th Street south of McAlpin Road to FM 875; 6) the addition of a new thoroughfare from McAlpin Road to FM 875; and 7) the deletion of an east-west road connecting S. 14th Street and S. 9th Street; and any other revisions or deletions; providing a severability clause; and providing an effective date (Case No. CP03-2012-101)

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

Chairman Weaver addressed the audience for any input regarding the public hearing. With no speakers on this item, Vice Chairman Seeds moved to **close** the public hearing.

Motion was seconded by Commissioner Koehler.

Action Taken: (7-0) Closed Public Hearing

Chairman Weaver moved to **approve** this item as presented.

Motion was seconded by Commissioner Griffith.

Action Taken: (7-0) Approved

PUBLIC HEARING CONTINUED

10. **Conduct a public hearing and act upon a request to rezone ± 135.616 acres from Agricultural (A) District to Single Family One (SF-1) District.** Property is located in the A Howell Survey, Abstract 525, G Garcia Survey, Abstract 419, and the JD Enlow Survey, Abstract 346. Property is generally located South of McAlpin and ± 2,500 feet east of FM 663, in the City of Midlothian, Texas (Case No. Z13-2012-92)

Case pulled by applicant

REGULAR AGENDA

11. **Consider and act upon a preliminary plat Ava Creek Ranch.** Property contains 135.616 acres and is located in the A Howell Survey, Abstract 525, G Garcia Survey, Abstract 419, and the JD Enlow Survey, Abstract 346. Property is generally located South of McAlpin and ± 2,500 feet east of F.M. 663, in the City of Midlothian, Texas (Case No. PP05-2012-93)

Case pulled by applicant

12. **Consider and act upon a preliminary plat Plainview Manor** containing ± 76.616 acres, out of the Coleman F Jenkins Survey, Abstract 591 and located east of Plainview Road, in the Extra Territorial Jurisdiction (ETJ) of the City of Midlothian, Texas (Case No. PP06-2012-96)

Marcos Narvaez presented the agenda item and welcomed questions from the Commissioners.

Chairman Weaver moved to **approve** this agenda item subject to the following conditions:

1. If the pipeline easement in abandon additional lots can be developed.
2. Variance to the Subdivision Regulations, *Section 6.14.7* allowing one (1) single point of access for entry and exit.

Motion was seconded by Commissioner Griffith.

Action Taken: (7-0) Approved

MISCELLANEOUS DISSCUSION

- Staff and Commissioner Announcements – None

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

Meeting Adjourned at 9:35 pm

8/20/2013


Alberto Mares, AICP
Interim Planning Director