

**MINUTES  
PLANNING AND ZONING COMMISSION  
TUESDAY, SEPTEMBER 17, 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 Commissioners were absent:**

Lynda Johnson	§	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 7:05 PM and called the first item on the agenda.

**CONSENT AGENDA**

**1. Consideration of Planning and Zoning Commission Minutes Dated:**

August 20, 2013

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

Motion was seconded by Commissioner Koehler.

**Action Taken: (6-0) Approved**

**REGULAR AGENDA**

**Chairman Weaver excused himself from hearing the following case due to possible conflict of interest. Vice Chairman Seeds took the place of Chairman Weaver in regards to hearing the below case.**

**2. Consider and act upon a request for a septic approval and masonry exemption for 4510 Tar Road.**

Property contains ±13.266 acres and generally located east of Tar Road and approximately 1,300 feet south New Shiloh Road, in the City of Midlothian, Texas (Case No. M14-2012-115)

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

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

Motion was seconded by Commissioner Griffith.

**Action Taken: (6-0) Approved**

**Chairman Weaver re-entered the meeting and resumed as Chairman.**

**3. Consider and act upon a final plat of MidTowne Phase 6, containing ±6.627 acres in the W. Hawkins**

Survey, Abstract 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 welcomed questions from the Commissioners.

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

Motion was seconded by Vice Chairman Seeds.

**Action Taken: (6-0) Approved**

4. **Consider and act upon a preliminary plat of Coventry Crossing**, containing  $\pm 105.860$  acres in the J. D. Enlow Survey, Abstract No. 346 and the Amasa Howell Survey, Abstract No. 525, and is generally located  $\pm 2,400$  feet south of McAlpin Road and east of FM 663, in the City of Midlothian, Texas (Case No. PP08-2012-111)

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

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

Motion was seconded by Commissioner Koehler.

**Action Taken: (5-1) Approved**

Vice Chairman Seeds opposed.

5. **Consider and act upon a final plat of Coventry Crossing Phase 1**, containing  $\pm 38.536$  acres in the J. D. Enlow Survey, Abstract 346 and is generally located  $\pm 2,400$  feet south of McAlpin Road and east of FM 663, in the City of Midlothian, Texas (Case No. FP08-2012-110)

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

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

1. To file with the Ellis County Clerk a separated instrument regarding the access on to FM 663 and no more than 40 lots shall be permitted until this access for FM 663 is installed.

Motion was seconded by Commissioner Griffith.

**Action Taken: (5-1) Approved**

Vice Chairman Seeds opposed.

6. **Consider and act upon a preliminary plat of Midlothian Skilled Nursing Center Addition**, containing  $\pm 7.107$  acres in the BF Hawkins Survey, Abstract 464 and is generally located  $\pm 2,400$  feet east of South 14<sup>th</sup> Street and south of George Hopper Road, in the City of Midlothian, Texas (Case No. PP07-2012-107)

Marcos Narvaez 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: (6-0) Approved**

7. **Consider and act upon a final plat of Midlothian Skilled Nursing Center Addition**, containing  $\pm 7.107$  acres in the BF Hawkins Survey, Abstract 464 and is generally located  $\pm 2,400$  feet east of South 14<sup>th</sup> Street and south of George Hopper Road, in the City of Midlothian, Texas (Case No. FP07-2012-108)

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

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

Motion was seconded by Commissioner Griffith.

**Action Taken: (6-0) Approved**

**PUBLIC HEARING**

- 8. Conduct a public hearing and act upon a request for a Specific Use Permit (SUP) to allow a car title loan facility property zoned Commercial (C) District. (1020 East Main Street).** Property contains 0.694 acres in the Midlothian Plaza Shopping Center, Lot 2, Block 1 and is located south of East Main Street and 175 feet east of Silken Crossing in the City of Midlothian, Texas (Case No. SUP11-2012-106)

Alberto Mares conversed to the Commissioners that the applicant request to withdraw this case for consideration.

Chairman Weaver moved to **withdraw** this case for consideration

Motion was seconded by Commissioner Kemp.

**Action Taken: (6-0) Withdraw**

- 9. Continue 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 conversed to the Commissioners that the applicant request to continue this case till the October 15, 2013, Planning and Zoning Commissioners meeting.

Chairman Weaver moved to continue the public hearing to the October 15, 2013, Planning and Zoning Commissioners meeting.

Motion was seconded by Commissioner Collins.

**Action Taken: (6-0) Continued**

- 10. 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) reclassification of a proposed east-west road south of FM1387 and west of Walnut Grove Road; 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, Commissioner Kemp moved to **close** the public hearing. Motion was seconded by Commissioner Koehler.

**Action Taken: (6-0) Closed Public Hearing**

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

1. Re-class and re-align the proposed east-west road south of FM 1387 and west of Walnut Grove Road, moving the proposed road further to the south and downgrading it to 80 ft. wide.

Motion was seconded by Commissioner Griffith.

**Action Taken: (6-0) Approved**

- 11. Conduct a public hearing to consider and act upon a request to rezone ± 70 acres from the current Agricultural (A) District to a Planned Development District (PD)** for residential uses (single family lots ranging from 8,000 SF to 14,000 SF +) and open spaces. Property is generally located west of Walnut Grove Road and ± 900 ft. south of FM 1387, in the City of Midlothian, Texas (Case No. Z16-2012-105)

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 applicant Dwayne Hill answer questions from the Commissioners.

Commissioner Griffith moved to **close** the public hearing. Motion was seconded by Commissioner Koehler.

**Action Taken: (6-0) Closed Public Hearing**

Chairman Weaver moved to **approve** this item as presented but with the following changes to condition #3. And #4.

3. The thoroughfare amendment to reduce and realign Yorkshire Boulevard from a right-of-way dedication of 90 feet down to 80 feet must be approved by the City Council prior to the submittal of a preliminary plat.
4. A northern access point shall be extend to the MISD property. The location shall be determined by the school district. If the access point is not feasible, a pedestrian walkway/easement to the MISD shall be provided.

Motion was seconded by Commissioner Griffith.

**Action Taken: (6-0) Approved**

**12. Continue 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 conversed to the Commissioners that staff request to continue this case till the October 15, 2013, Planning and Zoning Commissioners meeting.

Chairman Weaver moved to continue the public hearing to the October 15, 2013, Planning and Zoning Commissioners meeting.

Motion was seconded by Commissioner Kemp.

**Action Taken: (6-0) Continued**

#### MISCELLANEOUS DISSCUSION

- Staff and Commissioner Announcements – October 29, 2013 will be a special called Planning and Zoning Commission meeting.

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

**Meeting Adjourned at 9:30pm**

**9/17/2013**

  
Alberto Mares, AICP  
Interim Planning Director