

**MINUTES
PLANNING AND ZONING COMMISSION
TUESDAY, JULY 15, 2014**

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
Lynda Johnson	§	Commissioner
James Koehler	§	Commissioner

The following Commissioners were absent:

Vicki Collins	§	Commissioner
Brett Kemp	§	Commissioner

The following staff member were present:

Kevin Lasher	§	Director of Planning
Alberto Mares	§	Planning Manager
Marcos Narvaez	§	Planner/GIS Coordinator
Kathleen Hamilton	§	Planning Assistant

PLANNING AND ZONING COMMISSION MEETING

Chairman Weaver called the Planning and Zoning Commission Meeting to order at 7:11 PM and called the first item on the agenda.

CONSENT AGENDA

1. Consideration of Planning and Zoning Commission Minutes Dated:

- June 14, 2014

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

Motion was seconded by Commissioner Koehler.

Action Taken: (4-0) Approved

REGULAR AGENDA

Chairman Weaver excused himself from the meeting due to conflict of interest regarding Agenda Item No. 2. Vice Chairman Seeds called the next agenda item.

2. Consider and act upon a preliminary plat (Case No. PP13-2013-85), final plat (Case No. FP11-2013-86) and Septic Waiver (Case No. M17-2013-92) for Jordana Ranch. Property contains ± 53.822 acres in the J. L. Blanton Survey, Abstract 1284, located east of South Walnut Grove Road and ± 970 feet south of Oak Hollow Road, in the City of Midlothian, Texas.

Staff presented the agenda item and welcomed questions from the Commissioners.

Staff recommended that the Planning and Zoning Commission act separately on each case below.

Commissioner Johnson moved to **approve** the preliminary plat as presented excluding Lot 6.

Motion was seconded by Commissioner Koehler.

Action Taken: (3-0) Approved

Commissioner Johnson moved to **approve** the final plat as presented excluding Lot 6.

Motion was seconded by Commissioner Koehler.

Action Taken: (3-0) Approved

Commissioner Johnson moved to **approve** the septic waiver as presented.

Motion was seconded by Commissioner Koehler.

Action Taken: (3-0) Approved

Chairman Weaver re-joined the meeting

3. **Consider and act upon a preliminary plat of Legacy Estates.** Property contains ± 76.626 acres in the A.R. Newton Survey, Abstract No. 793 and the Mary Powers Survey, Abstract No. 843 and located at the southwest intersection of FM 1387 and FM 664, in the extraterritorial jurisdiction (ETJ) of the City of Midlothian, Texas (Case No. PP15-2013-88)

Staff presented the agenda item and welcomed questions from the Commissioners.

Chairman Weaver moved to **approve** the preliminary plat as presented.

Motion was seconded by Vice Chairman Seeds.

Action Taken: (4-0) Approved

PUBLIC HEARING

4. **Conduct a public hearing to consider and act upon an ordinance to amend the City of Midlothian Zoning Ordinance 2013-24, as amended,** by rezoning ± 182.76 acres from the current Agricultural (A) District to a Planned Development District (PD) for residential uses (*single-family ± 163.3 acres*), Commercial/Retail uses (± 7.5 acres) and open spaces (± 7.6 acres). Property is generally located south of Mt Zion Road and east of FM 663, in the City of Midlothian, Texas (Case No. Z16-2013-71)

Staff presented the agenda item and welcomed questions from the Commissioners.

Chairman Weaver addressed the audience for any input regarding this public hearing case.

The following spoke regarding this item:

Bill Brandon – 1092 Mt. Zion

Ken Thompson - Meadowbrook

Tim Thompson – Meadowbrook

Lee Whitehead – 1081 Mt. Zion

Mark Palmer – 260 Meadowbrook

Ken Earhart – 430 Mt. Zion

Betty Brandon – 1092 Mt. Zion

Chairman Weaver announced that this rezone case will be continued to a special called Planning and Zoning Meeting to be held July 29, 2014, to allow the applicant time to submit additional development standards for this project.

Vice Chairman Seeds moved to **continue** this case to the July 29, 2014, Special called Planning and Zoning Meeting.

Motion was seconded by Chairman Weaver.

Action Taken: (4-0) Continued

5. **Conduct a public hearing to consider and act upon an ordinance to amend the City of Midlothian Zoning Ordinance 2013-24, as amended,** by rezoning ± 28.875 acres from the current Agricultural (A) District and Single Family One (SF-1) District to a Planned Development District (PD) for residential uses (*single-family ± 27.376 acres*), community retail uses (± 0.950 acres), and open spaces (± 0.548 acres). Property is out of the M. Brenan Survey, Abstract No. 43 and generally located east of FM 663, and ± 480 feet south of Ashford Lane in the City of Midlothian, Texas (Case No. Z19-2013-90).

Staff presented the agenda item and welcomed questions from the Commissioners.

Chairman Weaver addressed the audience for any input regarding this public hearing case.

The following spoke regarding this item:

Steve Woodruff - 430 Ashford Lane

Ken Crews – 450 Ashford lane

Robert R. Thorne – 460 Ashford Lane

Justin McMichael – 640 Ashford lane

James Prater – 4060 FM 663

Rick Newson – 250 Ashford Lane

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

Motion was seconded by Commissioner Johnson.

Action Taken: (4-0) Close Public Hearing

Vice Chairman Seeds moved to **deny** this case.

Motion was seconded by Commissioner Johnson.

Action Taken: (4-0) Denied

6. **Conduct a public hearing to consider and act upon an Ordinance to rezone ± 33.29 acres from the current Agricultural (A) District to a Planned Development District (PD)** for residential uses (single family lots ranging from 9,600 SF to 18,000 SF +) and open spaces. Property is in the ASA Newton Survey, Abstract No. 802 and generally located at the intersection of F.M. 663 and Tower Road, in the City of Midlothian, Texas (Case No. Z18-2013-89)

Chairman Weaver announced that this rezone case will be continued to the August 19, 2014 Planning and Zoning Meeting to allow the applicant time to submit additional development standards for this project.

Vice Chairman Seeds moved to **continue** this case to the August 19, 2014, Planning and Zoning Meeting.

Motion was seconded by Commissioner Johnson.

Action Taken: (4-0) Continued

7. **Conduct a public hearing to consider and act upon an ordinance to amend the City of Midlothian Zoning Ordinance 2013-24, as amended, Section 4.5400 (Nonresidential Landscaping, Streetscaping Standards) and Section 100 (Definitions)**, incorporating changes to various articles, sections and subsections; providing a conflicts clause; providing a severability clause, and providing for an effective date (Case No. OZ04-2013-91)

Staff 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 **close** the public hearing.

Motion was seconded by Vice Chairman Seeds.

Action Taken: (4-0) Closed Public Hearing

Chairman Weaver moved to **approve** this case.

Motion was seconded by Vice Chairman Seeds.

Action Taken: (4-0) Approve

MISCELLANEOUS DISCUSSION

- Staff and Commissioner Announcements – none

Commissioner Johnson moved to **adjourn** the meeting.

Motion was seconded by Vice Chairman Seeds.

Action Taken: (4-0) Meeting Adjourned at 9:40 pm


Kevin Lasher, Planning Director

08/19/2014