

**MINUTES  
PLANNING AND ZONING COMMISSION  
TUESDAY, MAY 15, 2012**

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

**The following Commissioners were present:**

Larry Pool	§	Chairman
Jack Burleson, Sr.	§	Commissioner
Vicki Collins	§	Commissioner
Ross Weaver	§	Commissioner

**The following staff members were present:**

Alberto Mares, AICP	§	Current Planning Manager
Ryan Spencer, AICP	§	Comprehensive Planning Manager
Kathleen Hamilton	§	Executive Assistant

**PLANNING AND ZONING COMMISSION MEETING**

Chairman Pool called the Planning and Zoning Commission Meeting to order at 7:06 PM and called the first item on the agenda.

**CONSENT AGENDA**

**1. Discussion and Consideration on Planning and Zoning Commission Minutes Dated:**

April 17, 2012

Commissioner Burleson moved to **approve** the minutes with the following correction: Agenda Item 2 and 3 change approval condition from “*Any off street parking is not recommended*” to “*Any on street parking is not recommended*”.

Motion was seconded by Commissioner Weaver.

**Action Taken: (4-0) Approved**

Chairman Pool called the next item on the agenda.

**REGULAR AGENDA**

**2. Consider and act upon the site plan for Midlothian Independent School District (MISD) Frank Seale Middle School Addition, Block 1, Lot 1, containing ± 21.76 acres, and is generally located south of George Hopper Road and east of South 14<sup>th</sup> Street, in the City of Midlothian, Texas (Case No. SP02-2011-48)**

Alberto Mares presented the agenda item.

Commissioner Weaver moved to **approve** the agenda item as presented.

Motion was seconded by Commissioner Burleson.

**Action Taken: (4-0) Approved**

Chairman Pool called the next item on the agenda

**PUBLIC HEARING AGENDA**

**3. Conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP), to allow a truck tire shop on property zoned Commercial (C) District. Property is addressed 1501 W. Highway 287, containing ± 6.360 acres and is located north of W. Highway 287 and west of US Highway 67, in the City of Midlothian, Texas (Case No .SUP04-2011-47)**

Alberto Mares presented the agenda item.

The following spoke regarding this item:

- Maxwell Fisher, 900 Jackson Street, Dallas, TX

**PUBLIC HEARING AGENDA CONTINUED**

Commissioner Burleson moved to **close** the public hearing.

Motion was seconded by Commissioner Weaver.

**Action Taken: (4-0) Close Public Hearing**

Commissioner Burleson moved to recommend **approval** of this request with the following conditions:

- 1) The truck tire shop building shall be limited to 1,400 square feet and plus 10% of the proposed area.
- 2) All onsite repairs shall occur within the pull-thru area.
- 3) Proposed color scheme and materials shall match existing building materials and roof shall be of a non-reflective material.
- 4) All new landscaping and proposed species shall be as indicated on the approved landscaping plan. A total of 40 new trees shall be required and shall be a minimum of 7-feet at maturity.
- 5) A 6-foot tall wrought iron fence with brick columns spaced approximately every 30 feet shall outline the north side of this property with approved vegetative screening (5-gallon Nandina domestica).
- 6) Any outdoor storage of any tires shall be placed behind a masonry wall, as shown on the site plan. Any other type of outdoor storage is not allowed.
- 7) Any new lighting installed shall be downcast and shielded.
- 8) This business shall conform to all applicable municipal building and fire code and no Certificate of Occupancy shall be issued until all requirements are met.
- 9) Landscaping shall be finalized by September 1, 2012 to avoid planting during the summer months.

Motion was seconded by Commissioner Collins.

**Action Taken: (4-0) Approved**

Chairman Pool called the next item on the agenda.

**REGULAR AGENDA CONTINUED**

- 4. Consider and act upon the minor plat of Rocking B Addition.** Property contains approximately 6.86 acres, and is generally located 3,000 feet southwest from the intersection of Forbes Road and V.V. Jones Road, in the extraterritorial jurisdiction of the City of Midlothian, Ellis County, Texas (Case No. MP05-2011-46)

Alberto Mares presented the agenda item.

Commissioner Weaver moved to recommend **approval** of this minor plat, as presented with the variance from Section 6.14.3 of the Subdivision Regulations to allow a future residential drive cut onto Forbes Road.

Motion was seconded by Commissioner Collins

**Action Taken: (4-0) Approved**

**MISCELLANEOUS ITEMS**

- Staff Announcements - none
- Adjourn - Commissioner Burleson moved to adjourn the meeting.  
Motion was seconded by Commissioner Collins.

**Action Taken (4-0) Meeting Adjourned at 7:20 pm**

  
Alberto Mares, AICP, Interim Planning Director

06-19-2012  
Date Approved