

**MINUTES
PLANNING AND ZONING COMMISSION
TUESDAY, DECEMBER 18, 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:

Ross Weaver	§	Chairman
Robert Seeds	§	Vice Chairman
Vicki Collins	§	Commissioner
Lynda Johnson	§	Commissioner
Brett Kemp	§	Commissioner
James Koehler	§	Commissioner

The following Commissioners were absent:

Michael Griffith	§	Commissioner
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The following staff member were present:

John Taylor, AICP	§	Development Services Director
Alberto Mares, AICP	§	Planning Manager
Kathleen Hamilton	§	Administrative Assistant

PLANNING AND ZONING COMMISSION MEETING

Chairman Weaver called the Planning and Zoning Commission Meeting to order at 7:17 PM and called the first item on the agenda.

PUBLIC HEARING AGENDA

- 1. Continue a public hearing to consider and act upon a request to rezone ± 18.373 acres from the current Agricultural (A) District to a Single Family Four (SF-4) District.** Property is in the W.M. 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:

Applicant - Charles Jowell, welcomed questions from the Commissioners.

Bloomfield Homes President – Don Dykstra, welcomed questions from the Commissioners.

The following spoke in opposition:

Casey Mattingly - 218 Ashlawn Drive

Tina Gage – 717 Buckhorn

Ian Staalsen – 2621 Starwashed

Rachel Staalsen - 2621 Starwashed

Larry McDonald – 2230 Starwashed

Donna Mullins – 3011 Starwashed

Pam Shelly – 706 Buckhorn

The following spoke in support:

Jamie Wickliff – 1600 Creekwood

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

Motion was seconded by Commissioner Kemp.

Action Taken: (6-0) Closed Public Hearing

PUBLIC HEARING (continued):

Vice-Chairman Seeds moved to **deny** this request.

That the Single Family Four (SF-4) District is too dense and the applicant should change his zoning request from Single Family Four (SF-4) to a Planned Development (PD District) including the total parcel acreage of 61.30 acres including acre lots along the west side of the parcel.

Motion was seconded by Commissioner Kemp.

Action Taken: (3-3) Tie – Motion failed due to lack of Majority

Chairman Weaver moved to **deny** this request.

That the applicant change the zoning request from Single Family Four (SF-4) to a Planned Development (PD) District including the total parcel acreage of 61.30 acres, with a diversity of sized lots.

Motion was seconded by Vice-Chairman Seeds.

Action Taken: (6-0) Denied

- 2. Conduct a public hearing to 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.

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

Rick Keeler – Applicant

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

Motion was seconded by Commissioner Kemp.

Action Taken: (6-0) Closed Public Hearing

Commissioner Johnson moved to **table** this request to the January 15, 2013 Planning and Zoning Commission Meeting

Motion was seconded by Commissioner Kemp.

Action Taken: (6-0) Tabled

- 3. Conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP) to allow a secondary dwelling unit on 1450 Mt. Zion Road.** Property is located in the Agricultural (A) District, contains ± 13.745 acres and generally located south of Mt. Zion Road and ± 595 feet east of South Midlothian Parkway in the City of Midlothian, Texas (Case No. SUP01-2012-24)

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.

Kenneth Williams – Applicant

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

Motion was seconded by Vice-Chairman Seeds.

Action Taken: (6-0) Closed Public Hearing

Vice-Chairman Seeds moved to **approve** this request as presented.

Motion was seconded by Commissioner Kemp.

Action Taken: (6-0) Approved

- 4. Conduct a public hearing to consider and act upon a request to amend PD-44, Ordinance 2007-44 (Coventry Crossing) to amend the conceptual layout and proposed lot sizes.** Property contains ± 106 acres and generally located east of 663 and south of McAlpin Road in the City of Midlothian, Texas (Case No. Z04-2012-26)

PUBLIC HEARING (continued):

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.

Adam Buzcek – Applicant

Commissioner Johnson moved to **continue** the public hearing to the January 15, 2013 Planning and Zoning Commission Meeting.

Motion was seconded by Vice-Chairman Seeds.

Action Taken: (6-0) Continued

- 5. Conduct 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.

Bill Nabors - Owner

Carolyn Haman, 3808 Cabeza De Vaca Circle, Irving

Commissioner Koehler moved to **continue** the public hearing to the January 15, 2013 Planning and Zoning Commission Meeting.

Motion was seconded by Commissioner Collins.

Action Taken: (6-0) Continued

CONSENT AGENDA

- 6. Consider and act upon a request for a septic approval for 6030 Hayes Road.** Property contains ± 7.083 acres in the Wereley Survey, Abstract No. 1187, and generally located southwest of Hayes Road in the City of Midlothian, Texas (Case No. M06-2012-29)
- 7. Discussion and Consideration on Planning and Zoning Commission Minutes Dated:**
November 20, 2012

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

Motion was seconded by Commissioner Johnson.

Action Taken: (6-0) Approved

MISCELLANEOUS ITEMS

Adjourn – Vice Chairman Seeds moved to **adjourn** the meeting, seconded by Commissioner Johnson.

Meeting Adjourned at 10:27 pm

01-15-2013


John Taylor, AICP,
Development Services Director