

**MINUTES
PLANNING AND ZONING COMMISSION
THURSDAY, FEBRUARY 28, 2013**

The Planning and Zoning Commission for the City of Midlothian met on Thursday 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
James Koehler	§	Commissioner
Lynda Johnson	§	Commissioner

The following Commissioner was absent:

Brett Kemp	§	Commissioner
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The following staff member were present:

Alberto Mares, AICP	§	Planning Manager
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 6:05 PM and called the first item on the agenda.

PUBLIC HEARING AGENDA

- 1. Conduct a public hearing to consider and act upon a request to rezone ± 50.268 acres from the current Agricultural (A) District to a Planned Development (PD) with minimum lot sizes of 7,500 and 13,500 square feet.** Property is in the AW Tucker Survey, Abstract No. 1096 and located west of Walnut Grove and ± 500 feet south of Mockingbird Lane, in the City of Midlothian, Texas (Case No. Z08-2012-39)

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:

- Applicant - Charles Jowell
- Bloomfield Homes President – Don Dykstra
- Marci Johnson – Kensington II HOA President
- Tommy Shields – 1367 Mockingbird

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

Motion was seconded by Commissioner Griffith.

Action Taken: (6-0) Closed Public Hearing

Chairman Weaver moved to recommend **approval** of this request with the following recommendations:

- 1) This planned development shall contain no more than 165 residential lots with 4 different product types consisting of lots sizes ranging from 7,500 – 9,999 square feet (135 lots); 10,000 – 14,999 square feet (15 lots); 15,000 – 15,999 square feet (6 lots); and, 16,000 + square feet (6 lots).
- 2) Any road proposed along Walnut Grove Road, directly in front of the middle school, shall align with the existing one coming out of the school site to ensure traffic safety. Any other drive cut allowed onto Walnut Grove Road shall also align with any existing drive cuts.
- 3) A total of approximately 16 decorative streetlights shall be placed throughout this 50-acre development as indicated in the development site plan.
- 4) Two enhanced streetscape features shall be included into the development from Walnut Grove Road. All enhanced streetscaping shall be stamped and colored concrete.
- 5) The entrances to Walnut Grove Road shall be a flared intersection set to the specifications of the City Engineer.
- 6) The minimum architectural requirements and elements shall apply within this development:

PUBLIC HEARING AGENDA CONTINUED:

- Minimum house size of 1,800 square feet and minimum garage size of 400 square feet (exclusive of house size)
 - Minimum brick/stone coverage of 90%
 - Minimum roof pitch of 8:12 with multiple roof planes and laminate architectural shingles with a 3-dimensional and having a warranty of at least 30 years
 - No repetition of the same architectural style shall repeat for 5 lots on either side of the house or across the street
 - The following shall side or rear entry garages Block 6, Lots 25-29 and Block 9, Lots 1-5
 - Picking 3 additional architectural elements from the following list:
 - Coach lights
 - Brick mailboxes
 - 100 square feet of natural stone
 - Front/rear patio of 100 square feet
 - Dormers
 - Bay window with 24-inch projection
 - Split-garage door
- 7) A total of 5.316 acres of open space, as shown on the development site plan, shall be maintained by the Kensington Park North Homeowners Association.
- 8) A 15-foot tree preservation easement shall be placed along west & north boundaries during the platting stage. All trees greater than 6 inches in caliper shall remain, unless they need to be removed for utility construction or good engineering purposes, as determined by the City Engineer. An inventory of all trees greater than 6 inches shall be provided in all common areas.
- 9) A 15-foot landscape easement along Walnut Grove Road with street trees placed every 40 feet shall be placed adjacent to a brick/masonry wall (per fence standards outlined in the Midlothian Zoning Ordinance).
- 10) An expanded private park measuring 1.408 acres shall be placed, based on the development site plan, and a playground measuring approximately 2,300 square feet with slides, swings, climbers and complies with Consumer Product Safety Commission (CPSC), American Safety for Testing Materials (ASTM), and American with Disabilities Act (ADA) regulations. The above will be the requirements for Option 2 below if selected.
- Option 1. The private HOA Park in Kensington Phases 1 and 2 shall be included as part of Kensington Park North requirements if accepted by the existing Kensington Phases 1 and 2 HOA.
 - Option 2. If the required park is not included with the existing designated park in Kensington Phases 1 and 2, the Kensington Park North site plan shall include a playground in the expanded private park area in Kensington Park North Phase 2.
- 11) A pond/lake feature, measuring approximately 0.75 acres, with an aerator shall be designed to hold water year-round and shall include a perimeter 6-foot wide crushed granite (or equivalent material) walking trail.
- 12) All lots abutting a detention pond, open space or private park, shall require the installation of a non-opaque fence (i.e. wrought iron or architectural steel).

Motion was seconded by Commissioner Griffith.

Action Taken: (6-0) Approved

MISCELLANEOUS ITEMS

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

Meeting Adjourned at 7:00 pm

03-19-2013


John Taylor, AICP,
Development Services Director