

**MINUTES
PLANNING AND ZONING COMMISSION
TUESDAY, JULY 16, 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
Vicki Collins	§	Commissioner
Lynda Johnson	§	Commissioner
James Koehler	§	Commissioner

The following Commissioner was absent:

Michael Griffith	§	Commissioner
Brett Kemp	§	Commissioner
Robert Seeds	§	Vice Chairman

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 7:10 PM and called the first item on the agenda.

CONSENT AGENDA

All matters listed under Consent Agenda are considered to be routine by the Planning and Zoning Commission and will be enacted by one motion without separate discussion. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

1. Consideration of Planning and Zoning Commission Minutes Dated:

June 18, 2013

Chairman Weaver moved to **approve** the Consent Agenda Item.

Motion was seconded by Commissioner Collins.

Action Taken: (4-0) Approved

PUBLIC HEARING

Staff requested that Agenda Item 5 be the first public hearing heard by the Commission.

5. Conduct a public hearing and act upon a request for a Specific Use Permit to allow a liquid natural gas processing facility on 31.219 acres on property zoned Heavy Industrial (HI). Property is known as Railport Business Park Lot 2, Block 3 and is located southwest of Brookhollow Drive and ± 1,721 feet from Power Way, in the City of Midlothian, Texas (Case No. SUP07-2012-80)

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 following spoke on this item:

Billy Shaw – 4601 Brook Hollow Drive

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

Motion was seconded by Commissioner Collins.

Action Taken: (4-0) Closed Public Hearing

Commissioner Collins moved to **approve** with the following recommendations:

- 1) Any detention areas shall be reviewed by the City Engineer to comply with the City regulations.
- 2) All buildings and structures shall be setback a minimum of 100 feet from the property line.
- 3) The office building and maintenance shop/control room shall be 100% brick.
- 4) A 6-foot chain-link fence shall be placed along the perimeter of the property with barb wire on top.

PUBLIC HEARING CONTINUED

- 5) The landscaping shall be installed as submitted and shown on the landscaping plan and adhere to the City's Landscaping Regulations.
- 6) The minimum parking spaces provided shall be 44 spaces.
- 7) Any ground sign or building signage placed shall meet the City's Sign Regulations.
- 8) All fire-related codes, state and federal regulations and industry-related guidelines related to safety shall be followed at all times.

Motion was seconded by Commissioner Johnson.

Action Taken: (4-0) Approved

2. **Conduct a public hearing and act upon a request to rezone ±264 acres from Medium Industrial (MI) & Heavy Industrial (HI) to Heavy Industrial (HI) District.** Property is located in the Railport Business Park Addition, Lots 5 and 6, Block 1 and Railport Business Park, Lots 9, 10, & 11, Block 2. Subject property is located ± 3,070 feet southeast of U.S Hwy 67 on Railport Parkway, in the City of Midlothian, Texas (Case No. Z12-2012-84)

Marcos Narvaez 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 Johnson moved to **close** the public hearing.

Motion was seconded by Commissioner Koehler.

Action Taken: (4-0) Closed Public Hearing

Commissioner Koehler moved to **approve** as presented.

Motion was seconded by Johnson.

Action Taken: (4-0) Approved

3. **Conduct a public hearing to act upon a replat of Hawkins Addition, Lots 9-12, Block 8, and contains 0.526 acres, into Hawkins Addition, Lots 9R, 10R and 11R, Block 8.** Property is located south of East Avenue E (F.M. 1387) and east of North 11th Street, in City of Midlothian, Texas. (Case No. RP05-2012-83)

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

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

Misti Adams – 214 North 11th Street

Robert Hughes – 315 East Avenue F

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

Motion was seconded by Commissioner Johnson.

Action Taken: (4-0) Closed Public Hearing

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

1. Alley access contingent on City Council approval of shared cost of alley with City and Owner.
2. If shared cost of alley is not approved by City Council, lots 9R and 10R will have access onto FM 1387 (per TxDOT Approval).

Motion was seconded by Commissioner Koehler.

Action Taken: (4-0) Approved

4. **Conduct a public hearing to act upon a replat of Midlothian Plaza Shopping Center, Lot 1, Block 1,** containing 7.018 acres, into Midlothian Plaza Shopping Center, Lots 1AR & 1BR, Block 1. Property is located south of Main Street and north of George Hopper Road, in City of Midlothian, Texas. (Case No. RP04-2012-82)

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

PUBLIC HEARING CONTINUED

Motion was seconded by Commissioner Collins.

Action Taken: (4-0) Closed Public Hearing

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

Motion was seconded by Commissioner Collins.

Action Taken: (4-0) Approved

- 6. Conduct a public hearing and act upon an amendment to the City of Midlothian Zoning Ordinance, to increase standards for residential development, specifically amending Sections 3.200 (Single Family One), 3.300 (Single Family Two), 3.400 (Single Family Three), 3.500 (Single Family Four), 3.5400 (Residential Landscaping and Streetscaping Standards), 3.5500 (Residential Masonry, Architecture, and Building Standards), 3.5600 (Residential Parking and Garage Standards) and Section 100 (Definitions) (Case No. OZ05-2012-85)**

Chairman Weaver addressed the audience for any input regarding the public hearing, with no speakers on this item Commissioner Koehler moved to **close** the public hearing.

Motion was seconded by Commissioner Johnson.

Action Taken: (4-0) Closed Public Hearing

Commissioner Koehler moved to **approve** this item with the following recommendations:

- 1) Radiant barrier roofing is required, unless otherwise indicated in the City's adopted Building Code, with an exception for spray foam installations.
- 2) A minimum roof pitch of 7:12 from side to side shall apply to the predominant roof of the primary residential structure, except a tile or slate roof may have a minimum roof pitch of 5:12 from side to side. A variety of roof pitches may be incorporated into the roof design provided that the predominant roof meets the minimum roof pitch requirement. A 30-pound felt tar paper or the equivalent is required for all new roof installations.
- 3) All asphalt roof shingles shall be laminated architectural shingles with a three-dimensional appearance and warranted for at least 30 years.
- 4) All roof soffits must have a minimum of 12 inches of overhang.
- 5) All residential garages shall be a minimum of 440 square feet with a minimum depth of 22 feet. J-swing garages shall provide a minimum 18-foot wide door.
- 6) When a house is constructed, the same front-facing architectural style and elevation shall not be used on other houses within 4 lots on either side of that house, including the other side of the street. This includes the same combination of brick, stone, masonry-like materials paint, doors and windows, and flipping the elevation. The Building Official or designated representative shall make the determination if a similar elevation has been repeated.
- 7) Front porches that are fully covered and have a minimum depth of 7 feet may encroach a maximum distance of 10 feet into the minimum front yard setback.
- 8) In conjunction with new construction, all lawns and landscaping shall be irrigated by an underground automatic system. This system shall adhere to the manufacturers' specifications and the rules and regulations established by the Texas Commission on Environmental Quality (TCEQ) or successor agency. On large area lots, the area of irrigation may be limited to 12,000 square feet.

Motion was seconded by Commissioner Collins.

Action Taken: (4-0) Approved


MISCELLANEOUS DISSCUSION

- Staff and Commissioner Announcements – None

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

Meeting Adjourned at 8:34 pm

7/20/2013


Alberto Mares, AICP
Interim Planning Director