

**MINUTES  
PLANNING AND ZONING COMMISSION  
TUESDAY, DECEMBER 17, 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
Michael Griffith	§	Commissioner
Lynda Johnson	§	Commissioner
James Koehler	§	Commissioner

**The following Commissioners were absent:**

Robert Seeds	§	Vice Chairman
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 7:10 PM and called the first item on the agenda.

**CONSENT AGENDA**

**1. Consideration of Planning and Zoning Commission Minutes Dated:**

- November 19, 2013

Commissioner Griffith moved to **approve** the Consent Agenda Item.

Motion was seconded by Commissioner Koehler.

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

**PUBLIC HEARING AGENDA**

**2. Conduct a public hearing to consider and act upon a request to rezone ± 175 acres from the current Agricultural (A) District to a Planned Development District (PD) for residential uses (*single-family with building lots ranging from 9,000 sf to 20,000 + sf*) and open spaces. Property is generally located south of McAlpin and ± 2,500 feet east of FM 663, in the City of Midlothian, Texas (Case No. Z05-2013-22)**

Staff 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 in opposition to this item:

Caleb Tandy, 460 McAlpin Road

Gary Smith, 611 McAlpin Road

Commissioner Koehler moved to **close** the public hearing. Motion was seconded by Commissioner Griffith.

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

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

- 1) This planned development shall contain no more than 383 residential lots and 4 open space lots and consist of four (4) proposed product types consisting of lots sizes ranging from 9,000 – 10,000 square feet (type **A** - 97 lots); 10,000 – 14,000 square feet (type **B** - 175 lots), 14,000 - 20,000 (type **C** - 50 lots), and 20,000+ square feet (type **D** - 61 lots).
- 2) The right-of-way dedication for McAlpin Road shall be dedicated at the platting stage, as shown in the attached site plan.
- 3) A minor collector with a 60 foot right-of-way running east-west approximately 2,500 feet south of McAlpin Road will be provided.

- 4) The right-of-way for future 14<sup>th</sup> Street shall be 70 feet through this development (minor collector). 14<sup>th</sup> Street will not be developed into the floodplain area of South Prong Creek, however right-of-way will be provided to the property line for future development of this road/access point.
- 5) The developer shall provide 2 enhanced entryways with stamped and stained concrete onto McAlpin Road. In addition, this development is proposing 20 decorative street lights throughout the 175-acre development. A lighting plan shall be submitted at the preliminary plat stage to indicate the placement of these decorative street lights.
- 6) A Traffic Impact Analysis (TIA) shall be required to determine the type of road improvements needed in conjunction with this development. At minimum, though, auxiliary lanes along McAlpin Road shall be required.
- 7) An 8-foot wide walking/biking trail shall be placed along the length of the south property boundary within the South Prong Creek floodplain and adjacent to the proposed detention pond.
- 8) The developer shall include an 8-foot wide meandering roadside trail easement along McAlpin Road to be granted to the City for an 8-foot concrete trail (not to be constructed by developer).
- 9) A developer's agreement will need to be drafted and executed for the required infrastructure improvements (roadway and sanitary sewer improvements).
- 10) Minimum architectural requirements and elements shall apply within this development:

Product Type	A	B	C	D
Minimum Lot Area	9,000-10,000 square feet	10,000–14,000 square feet	14,000-20,000 square feet	20,000+ square feet
Number of Lots	97	175	50	61
Minimum Lot Width	75 feet	80 feet	100 feet	120 feet
Minimum Lot Depth	100 feet	110 feet	100 feet	125 feet
Lot Coverage	50%			
Minimum Masonry Coverage	90%			
Minimum House Size	House size of 1,800 square feet for a maximum of 30% of homes with the remaining 70% of homes having a minimum house size over 2,000 square feet			
Minimum Front Yard Setback	25 feet	25 feet	30 feet	35 feet
Minimum Side Yard Setback (interior/corner)	6 feet / 15 feet	8 feet / 15 feet	10 feet / 15 feet	15 feet / 25 feet
Minimum Rear Yard Setback	20 feet	20 feet	20 feet	25 feet
Garage orientation	All type <b>A</b> lots shall have the option of front or side entry garages. 50% of type <b>B</b> lots shall have the option of front or side entry garages. All other lots shall be side entry garages.			
HOA	Mandatory			
Minimum Roof Pitch	8:12 pitch with multiple roof planes			
Roof Standards	All laminate architectural shingles 3-dimensional appearance and 30-year warranty			
Elevations	Minimum of 3 planes along the front elevation Cannot repeat for a distance of 5 lots on either side of house or across street			
Garage standards	<ul style="list-style-type: none"> <li>• Minimum 400 square feet of garage space</li> <li>• All front entry garages shall have upgraded garage doors, including but not limited to decorative hinges, handles, etc.</li> <li>• All type <b>A</b> lots shall have the option of front or side entry garages.</li> <li>• 50% of type <b>B</b> lots shall have the option of front or side entry garages.</li> <li>• Minimum 19-foot depth</li> <li>• Minimum 19-foot depth</li> <li>• 2-car garage: door cannot exceed 18 feet in width</li> <li>• 1-car garage: door cannot exceed 9 feet in width</li> <li>• When 2 doors are used, a minimum 1-foot separation with masonry columns in between shall be required.</li> </ul>			

**Minimum of 3 of the following enhanced architectural elements shall be required**

- A minimum of 2 coach lights, to be located at each side of the entrance along the front elevation.
- Brick mailboxes.
- At least 100 square feet of natural stone along the front elevation.
- A covered front patio with a minimum 7-foot depth and 100 square feet total. The front porch can encroach into the front yard setback by up to 10 feet.
- A minimum of one dormer located along the front elevation.
- A minimum of one bay window with 24” projection located along the front elevation or between the fence and street if located on the side.

- 11) A total 20 acres of open space is provided to be maintained by the Dove Creek Homeowner’s Association. Based on the 175 acres of this development, 8.75 acres of open space is required.
- 12) Interior park dedications of approximately 4 acres shall be provided and maintained by the Dove Creek Homeowner’s Association and a playground shall be provided with slides, swings, climbers, etc. that complies with Consumer Product Safety Commission (CPSC), American Safety for Testing Materials (ASTM), and American with Disabilities Act (ADA) regulations. Additional access points to this park site shall be required and a minimum of 8-10 head-in parking spaces provided.
- 13) A 15-foot landscape easement shall be provided along McAlpin Road with street trees placed every 40 feet adjacent to a 6 foot brick/masonry wall (per fence standards outlined in the Midlothian Zoning Ordinance) shall be placed along this road.
  - a. Slip Street or protruding cul-de-sac street configurations shall be utilized to mitigate the scale and length of the masonry wall.
- 14) Common area lots totaling 4 acres shall serve as detention ponds for this development. These pond will be 1½% of the total PD area, at least one of which will have a water feature, such as a fountain, be designed to hold water year-round, and meet all other requirements set forth by the City Engineer.
- 15) All lots abutting detention ponds, common areas, open spaces, or private parks shall require the installation of a non-opaque fence (i.e. wrought iron or architectural steel).
- 16) Decorative street signs will be placed wherever two streets intersect and/or wherever a street changes names.
- 17) Developer to provide one adequate corridor from the proposed east/west minor collector into the South Prong Creek open space area.

Motion was seconded by Commissioner Koehler.

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

**REGULAR AGENDA**

**3. Consider and act upon a preliminary plat (Case No. PP07-2012-111) and final plat Phase One for Coventry Crossing, containing ± 106 acres and is generally located east of 663 and south of McAlpin Road, in the City of Midlothian, Texas (Case No. FP08-2012-110)**

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

Chairman Weaver moved to **approve** the preliminary plat with an additional condition to the presented recommendation.

1. Variance Sewer Capacity – Developers Agreement

Motion was seconded by Commissioner Griffith.

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

Commissioner Griffith moved to **approve** the final plat, Phase One with an additional condition to the presented recommendation.

1. Variance Sewer Capacity – Developers Agreement

Motion was seconded by Commissioner Johnson.

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

**4. Consider and act upon a preliminary plat (Case No. PP01-2013-06) and final plat (Case No. FP01-2013-07) for Jane’s Place, containing + 5.587 acres out of the GB Glover Survey, Abstract 1219, being generally located west of Singleton Road and south of FM 875, in the City of Midlothian, Texas**

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

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

1. Provide for right-of-way dedication along FM 875 and include a 25' corner clip/cutback. FM 875 is listed as a 120-foot major arterial and requires a right-of-way dedication of 60 feet from the centerline of the existing road.
2. Widen easement along FM 875 frontage to 15' in width and label as a utility and drainage easement.
3. Label 10' utility easement along Singleton Road as a utility and drainage easement.
4. The developer shall add one (1) fire hydrant between lots 3 and 4.
5. Based on the required road dedication listed in Condition No. 1 above, Lot 1 may be reduced to less than 1-net acre in size depending on the amount of land area converted to right-of-way dedication. If such result occurs, the applicant may proceed with a minor plat of 4 lots.
6. If sewer service is desired, the nearest connection is located on the north side of FM 875 in the cul-de-sacs of the adjacent subdivision. The applicant would be required to extend sewer from this connection point to the platted area for service.

Motion was seconded by Commissioner Griffith.

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

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

1. Provide for right-of-way dedication along FM 875 and include a 25' corner clip/cutback. FM 875 is listed as a 120-foot major arterial and requires a right-of-way dedication of 60 feet from the centerline of the existing road.
2. Widen easement along FM 875 frontage to 15' in width and label as a utility and drainage easement.
3. Label 10' utility easement along Singleton Road as a utility and drainage easement.
4. The developer shall add one (1) fire hydrant between lots 3 and 4.
5. Based on the required road dedication listed in Condition No. 1 above, Lot 1 may be reduced to less than 1-net acre in size depending on the amount of land area converted to right-of-way dedication. If such result occurs, the applicant may proceed with a minor plat of 4 lots.
6. If sewer service is desired, the nearest connection is located on the north side of FM 875 in the cul-de-sacs of the adjacent subdivision. The applicant would be required to extend sewer from this connection point to the platted area for service.

Motion was seconded by Commissioner Griffith.

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

5. **Consider and act upon a preliminary plat (Case No. PP03-2013-20) and final plat (Case No. FP02-2013-21) for The Grove.** Property is currently zoned PD-62 and contains ± 70 acres generally located west of Walnut Grove Road and ± 900 ft. south of FM 1387, in the City of Midlothian, Texas

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

Commissioner Koehler moved to **approve** the preliminary plat with the following conditions:

1. That 50 % of required amenities be installed with each phase.

Motion was seconded by Commissioner Johnson.

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

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

1. That 50 % of required amenities be installed with each phase.

Motion was seconded by Commissioner Griffith.

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

#### MISCELLANEOUS DISSCUSION

- Staff and Commissioner Announcements – none

Adjourn –Chairman Weaver moved to **adjourn** the meeting, seconded by Commissioner Griffith.

**Meeting Adjourned at 8:50 pm**

**12/17/2013**