

**MINUTES
PLANNING AND ZONING COMMISSION
TUESDAY, MAY 20, 2014**

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
Robert Seeds	§	Vice Chairman
Vicki Collins	§	Commissioner
James Koehler	§	Commissioner

The following Commissioners were absent:

Michael Griffith	§	Commissioner
Lynda Johnson	§	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 7:05 PM and called the first item on the agenda.

CONSENT AGENDA

1. Consideration of Planning and Zoning Commission Minutes Dated:

- April 15, 2014

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

Motion was seconded by Commissioner Koehler.

Action Taken: (5-0) Approved

REGULAR AGENDA

2. Consider and act upon a preliminary plat for Horizon Estates. Property contains ±25.576 acres in the of the E. C. Newton Survey, Abstract 791 and located on the north side of Cynthia Drive and east of Willow Crest Drive, in the City of Midlothian, Texas (Case No. PP08-2013-43)

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

Chairman Weaver moved to **approve** the preliminary plat as presented.

Motion was seconded by Vice Chairman Seeds.

Action Taken: (4-0) Approved

3. Consider and act upon a final plat and septic waiver of The Aviary. Property contains ± 51.446 acres in the John Crane Survey, Abstract No. 246 and the Samuel Fredrick Survey, Abstract No. 357 and located at the southeast intersection of Shiloh Road and Walnut Grove Road, in the City of Midlothian, Texas (Case No. FP09-2013-70 & M13-2013-73)

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

Commissioner Koehler moved to **approve** the preliminary plat as presented.

Motion was seconded by Vice Chairman Seeds.

Action Taken: (4-0) Approved

PUBLIC HEARING

4. Conduct a public hearing to consider and act upon an ordinance amending the City of Midlothian Zoning Ordinance 2013-24, as amended, by rezoning ± 51.446 acres from the current

temporary Agricultural (A) District to a Single Family One (SF-1) and Community Retail (CR) Districts, said acreage being situated in the John Crane Survey, Abstract No. 246 and the Samuel Fredrick Survey, Abstract No. 357 and located at the southeast intersection of Shiloh Road and Walnut Grove Road, in the City of Midlothian, Texas (Case No. Z15-2013-69)

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

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

Motion was seconded by Commissioner Collins.

Action Taken: (4-0) Close Public Hearing

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

Motion was seconded by Vice Chairman Seeds.

Action Taken: (4-0) Approved

5. **Conduct a public hearing to consider and act upon an ordinance amending the City of Midlothian Zoning Ordinance 2013-24, as amended**, by rezoning \pm 1.0873 acres from the current Agricultural (A) District to a Commercial (C) District, said acreage being situated in the Martha Brennan Survey, Abstract 43, and is located at 3271 F.M. 663, west of F.M. 663 and \pm 680 feet south of Belmont Street, in the City of Midlothian, Texas (Case No.Z14-2013-68)

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

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

Motion was seconded by Commissioner Koehler.

Action Taken: (4-0) Close Public Hearing

Chairman Weaver moved to **approve** this request from the current Agricultural (A) District to a Community Retail (CR) District.

Motion was seconded by Vice Chairman Seeds.

Action Taken: (4-0) Approved

Chairman Weaver excused himself from hearing Agenda Item No. 6 due to conflict of interest. Vice Chairman Seeds resided as acting Chairman.

6. **Consider and act upon an ordinance amending the City of Midlothian Zoning Ordinance No. 2013-24, as amended**, by rezoning \pm 6.031 acres of land from the current Agricultural (A) District to Single Family One (SF-1) District for single family residential uses with a minimum lot size of one acre, said acreage being situated in the J. L. Blanton Survey, Abstract 1284, being located east of South Walnut Grove Road and \pm 970 feet south of Oak Hollow Road, in the City of Midlothian, Texas. (Case Number Z13-2013-67)

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

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

Motion was seconded by Commissioner Koehler.

Action Taken: (3-0) Close Public Hearing

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

Motion was seconded by Commissioner Collins.

Action Taken: (3-0-1) Approved

Chairman Weaver abstained.

Chairman Weaver reconvened as Chairman.

- 7. Conduct a public hearing to consider and act upon an ordinance amending the City of Midlothian Zoning Ordinance 2013-24, as amended,** by rezoning ± 0.321 acres from the current Residential Three (R3) District to a Medium Density One (MD-1) District for residential uses, Property is addressed as 303 East Avenue F, being Hawkins Addition, Block 8, Lots 1 and 2 and located at the corner of 11th Street and East Avenue F, in the City of Midlothian, Texas (Case No.Z12-2013-66)

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

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

Motion was seconded by Vice Chairman Seeds.

Action Taken: (4-0) Close Public Hearing

Vice Chairman Seeds moved to **approve** the request from the current Residential Three (R3) District to a Planned Development (PD) District, for all uses permitted in the MD-1 District, be established and that the attached elevation design and layout be made a part of the Planned Development ordinance.

Motion was seconded by Commissioner Collins.

Action Taken: (4-0) Approved

- 8. Conduct a public hearing to consider and act upon an ordinance amending Ordinance 2014-10, Planned Development District (PD-64) - McAlpin Manor,** by amending *Section 3.B.12 & 13*, to reflect modifications to the screening fence requirements for residential lots backing or siding onto Ledgestone Lane. Property contains ± 249.298 acres and is located south of McAlpin Road and 950 feet west of Kolter Lane, in the City of Midlothian, Texas. (Case No. Z11-2013-61)

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

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

Motion was seconded by Vice Chairman Seeds.

Action Taken: (4-0) Close Public Hearing

Chairman Weaver moved to **deny without prejudice.**

Motion was seconded by Commissioner Koehler.

Action Taken: (4-0) Approved

- 9. Consider and act upon a request to continue a rezone request** of ± 182.76 acres from the current Agricultural (A) District to a Planned Development District (PD) for residential uses (*single-family ± 157.8 acres*), Commercial/Retail uses (*± 15.35 acres*) and open spaces (*± 8.63 acres*). Property is generally located south of Mt Zion Road and east of FM 663, in the City of Midlothian, Texas (Case No. Z16-2013-71)

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

Chairman Weaver moved to **continue** this public hearing to the June 17, 2014 Planning and Zoning Commissioners meeting.

Motion was seconded by Vice Chairman Seeds.

Action Taken: (4-0) Continue Public Hearing

- 10. Consider and act upon a request to continue a rezone request** of ± 5.7 acres from the current Planned Development District 23 (PD-23) originally designated as a park/open space for Cotton Creek Ranch to Single Family One (SF-1) for residential uses. Property is Lot 20, Block B in the Cotton Creek Ranch Addition and generally located at the western cul-de-sac of Chuck Wagon Drive and 670 feet west of Rattlesnake Drive, in the City of Midlothian, Texas (Case No. Z10-2013-59)

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

Chairman Weaver moved to **continue** this public hearing to the June 17, 2014 Planning and Zoning Commissioners meeting.

Motion was seconded by Vice Chairman Seeds.

Action Taken: (4-0) Continue Public Hearing

MISCELLANEOUS DISCUSSION

- Staff and Commissioner Announcements – none

Adjourn Commissioner Koehler moved to **adjourn** the meeting.

Motion was seconded by Commissioner Collins.

Action Taken: (4-0) Meeting Adjourned at 7:48 pm



Kevin Lasher, Planning Director

06/17/2014