

**MINUTES
PLANNING AND ZONING COMMISSION
TUESDAY, APRIL 15, 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
Vicki Collins	§	Commissioner
Lynda Johnson	§	Commissioner
James Koehler	§	Commissioner
Michael Griffith	§	Commissioner

The following Commissioners were absent:

Robert Seeds	§	Vice Chairman
Brett Kemp	§	Commissioner

The following staff member were present:

Kevin Lasher	§	Director of Planning
Alberto Mares	§	Planning Manager
Marcos Narvaez	§	Planner/GIS Coordinator

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:

- March 18, 2014

2. Consider and act upon a final plat of Springer Estates (Case No. FP07-2013-49) and Septic Waiver (Case No. M08-2013-58). Property contains ± 45.093 acres in the James P. Laughlin Survey, Abstract 627 and located ± 600 feet south of the intersection of Springer Way and Springer Road, in the extraterritorial jurisdiction (ETJ) of the City of Midlothian, Texas

3. Consider and act upon a final plat of McAlpin Manor (Case No. PP04-2013-29) and Septic Waiver (Case No. M09-2013-60). Property contains ± 249.298 acres and is in the E.A. Braly Survey, Abstract 284, J.P. Survey, Abstract 881, J. Poindexter Survey, Abstract 882 and the E. Sullivan Survey, Abstract 1012 and is located south of McAlpin road and 950 feet west of Kolter Lane, in the City of Midlothian, Texas (Case No. PP04-2013-29)

Commissioner Griffith moved to **approve** the Consent Agenda Items.
Motion was seconded by Commissioner Koehler.

Action Taken: (5-0) Approved

REGULAR AGENDA

Chairman Weaver excused himself from hearing Agenda Item No. 4 due to conflict of interest. Commissioner Johnson resided as acting Chairman.

4. Consider and act upon a final plat of Texanna Ranch, Phase Three. Property contains ± 17.847 acres in the A.R. Newton Survey, Abstract 793 and located north of F.M. 1387 and ±980 feet east of Bryson Lane in the City of Midlothian, Texas (Case No. FP06-2013-48)

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

Commissioner Koehler moved to **approve** the final plat with the amended variance as follows:

1. 20-foot wide concrete road in lieu of the 28-foot rural street section

Motion was seconded by Commissioner Griffith

Action Taken: (4-0-1) Approved

Chairman Weaver abstained.

Chairman Weaver reconvened as Chairman.

5. **Consider and act upon the site plan, building elevations, and landscape plans for an addition to Gateway Church.** Property is zoned PD-43 and contains \pm 4.742 acres, located at the northwest corner of the intersection of FM 1387 and Walnut Grove Road, in the City of Midlothian, Texas (Case No. SP04-2013-51)

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

Commissioner Collins moved to **approve** this case, as presented
Motion was seconded by Commissioner Johnson.

Action Taken: (5-0) Approved

6. **Consider and act upon the site plan and building elevations and for an office and apartment in MidTowne, Phase 1, Lot 1R-GA-1, Block 24.** Property is zoned PD-42 and contains \pm 0.1053 acres being located at the north side of George Hopper Lane and 70 feet east of Alex Lane, in the City of Midlothian, Texas (Case No. SP05-2013-54)

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

Commissioner Johnson moved to **approve** this case, as presented.
Motion was seconded by Commissioner Koehler.

Action Taken: (5-0) Approved

7. **Consider and act upon a preliminary plat of Hillstone Estates.** Property contains \pm 16.677 acres in the Martha Brenan Survey, Abstract 43, and located on the east side of FM 663 and \pm 480 feet south of Ashford Lane, in the City of Midlothian, Texas (Case No. PP09-2013-52)

Staff presented the agenda item and requested the Commissioners to **table** this request to the next meeting on May 20, 2014 to allow the applicant time to submit additional information.

Chairman Weaver moved to **table** this case.
Motion was seconded by Commissioner Griffith.

Action Taken: (5-0) Table

8. **Consider and act upon a preliminary plat of The Aviary.** Property contains \pm 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 extraterritorial jurisdiction (ETJ) of the City of Midlothian, Texas (Case No. PP10-2013-53)

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

Chairman Weaver moved to **approve** this case, as presented.
Motion was seconded by Commissioner Collins.

Action Taken: (5-0) Approved

9. **Consider and act upon a request for a driveway spacing variance for a counseling center at First Baptist Church Midlothian Addition Lot 1, Block 2.** Property contains \pm 17.327 acres and is located east of South Midlothian Parkway approximately 225 feet north of Mt. Zion Road, in the City of Midlothian, Texas (Case No. M07-2013-55)

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

Commissioner Koehler moved to **approve** this case to allow this drive cut to be approximately 290 feet north of the existing drive cut that aligns with Mt. Zion Road with the following condition:

- 1) Any future drive cut along this property shall align with the existing church drive cut on the west side of South Midlothian Parkway (approximately 1,100 feet)

Motion was seconded by Commissioner Johnson.

Action Taken: (5-0) Approved

PUBLIC HEARING AGENDA

10. **Conduct a public hearing to consider and act upon an ordinance amending the City of Midlothian Zoning Ordinance 2013-24, as amended,** to rezone ± 4.377 acres from the current Planned Development (PD-33) District (multi-family and retail uses) to a Planned Development District (PD) for residential use (townhomes). Property is located in the WM Hawkins Survey, Abstract 465, being located north of East Ridge Drive and ± 400 feet east of North 14th Street, in the City of Midlothian, Texas (Case No. Z06-2013-30)

Staff presented the agenda item and requested the Commissioners to **table** this rezone request indefinitely.

Chairman Weaver moved to **table** this rezone request case.

Motion was seconded by Commissioner Griffith.

Action Taken: (5-0) Table Indefinitely

MISCELLANEOUS DISSCUSION

- Staff and Commissioner Announcements – none

Adjourn – Commissioner Johnson moved to **adjourn** the meeting.

Motion was seconded by Commissioner Collins.

Action Taken: (5-0) Meeting Adjourned at 7:50 pm



Kevin Lasher, Planning Director

05/20/2014