

**MINUTES
PLANNING AND ZONING COMMISSION
TUESDAY, JANUARY 20, 2015**

The Planning and Zoning Commission for the City of Midlothian met on Tuesday evening, in the City Hall Council Chambers located at 104 West Avenue E, Midlothian, Texas.

The following Commissioners were present:

Ross Weaver	§	Chairman
Robert Seeds	§	Vice Chairman
Dan Altman	§	Commissioner
Vicki Collins	§	Commissioner
Lynda Johnson	§	Commissioner
James Koehler	§	Commissioner

The following Commissioners were absent:

Brett Kemp	§	Commissioner
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The following Staff member were present:

Kevin Lasher	§	Director of Planning
Alberto Mares	§	Planning Manager
Marcos Narvaez	§	Planner/GIS Coordinator
Jennifer Penn	§	Administrative Assistant

PLANNING AND ZONING COMMISSION MEETING/ 7:00 PM

Chairman Weaver called the Planning and Zoning Commission Meeting to order at 7:05 PM.

CONSENT AGENDA

1. Consideration of Planning and Zoning Commission Minutes Dated:

- December 16, 2014

Commissioner Johnson moved to **approve** the Consent Agenda Items as presented.

Motion was seconded by Commissioner Koehler.

Action Taken: (6-0) Approved

REGULAR AGENDA

2. Consider and act upon a preliminary plat for La Paz Ranch containing ± 213.897 acres. Property is located in the Shelby Smith Survey, Abstract 973, the J.W. Singleton Survey, Abstract 1246, the G. Garcia Survey, Abstract 419, the J.B. Orr Survey, Abstract 818, and the A.J Cornelius Survey, Abstract 1285. Property is generally located north of FM 875, in the City of Midlothian, Texas (Case No. PP04-2014-24)

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

Vice Chairman Seeds made a motion to **approve** the preliminary plat as presented with the following conditions:

1. Contingent upon the City Council's zoning approval on this property. The rezone is scheduled for action by the City Council at its January 27, 2015 meeting.
2. TXDOT approval of connection with FM 875 prior to the acceptance of a final plat for that area.

Motion was seconded by Commissioner Collins.

Action Taken: (6-0) Approved

3. Consider and act upon a preliminary plat of Maple Ridge. Property contains ± 4.371 acres in the William Hawkins Survey, Abstract No. 465 generally located at the north side of Eastridge Dr. and ± 400 feet east of 14th Street, in the City of Midlothian, Texas (Case No. PP05-2014-26)

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

Vice Chairman Seeds made a motion to **approve** as presented with the following conditions:

1. Provide the private street name at the final plat stage.
2. Widen the utility easement in the Common Area from 10 feet to 15 feet.

Motion was seconded by Commissioner Altman.

Action Taken: (6-0) Approved

4. **Table a proposed ordinance to amend the City of Midlothian Zoning Ordinance 2013-24, as amended, by the addition of Section 11, Tree Preservation**, including the incorporation of modifications to various articles, sections and subsections of the Zoning Ordinance pertaining to landscaping; establishing a Midlothian Tree Mitigation Fund; providing a conflicts clause; providing a severability clause, providing for the enforcement of said amendments, establishing a penalty for violations, and providing for an effective date. (Case No. OZ01-2014-01)

Chairman Weaver moved to **table** this case to the March 10, 2015 Planning and Zoning Commission meeting. Motion was seconded by Commissioner Koehler.

Action Taken: (6-0) Tabled

PUBLIC HEARING

5. **Conduct a public hearing to consider and act upon a request to rezone ± 35 acres out of the H.F. Hinkley Survey, Abstract 459 and G.F. Holman Survey, Abstract 460 from the current Single Family Four (SF-4) District to a Planned Development (PD) District** for mix-use retail and commercial uses with a special events center (wedding venue), including live-work businesses and neighborhood retail uses within an architecturally controlled district composed of historically themed buildings; being located on the west side of U.S. Highway 67, situated ± 370 feet north of Church Street, in the City of Midlothian, Texas. (Case No. Z04-2014-25)

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: (6-0) Closed Public Hearing

Chairman Weaver moved to **approve** this rezoning request as presented.

Motion was seconded by Commissioner Altman.

Action Taken: (6-0) Approved

6. **Conduct a public hearing to consider and act upon a request to rezone ± 3.668 acres being out of MidTexas International Center, Block 1, Lot 1, from the current Light Industrial (LI) District to Medium Industrial (MI) District (Case No. Z05-2014-27), and conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP) (Case No. SUP02-2014-28) in a Medium Industrial (MI) District**, on ± 3.668 acres being out of MidTexas International Center, Block 1, Lot 1, for metal stamping, welding, cutting, punching, and outdoor storage and assembly of pre-manufactured railroad track products; both requests being located on the east side of N. U.S. Highway 67, situated ± 850 feet east of N. U.S. Highway 67 service road and ± 2,250 feet west of N. Midlothian Parkway, in the City of Midlothian, Texas.

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: (6-0) Closed Public Hearing

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

Motion was seconded by Commissioner Collins.

Action Taken: (6-0) Approved

MISCELLANEOUS DISCUSSION

- Staff and Commissioner Announcements – none
- Adjourn: Commissioner Johnson moved to **adjourn** the meeting.

Vice Chairman Seeds seconded the motion.

Action Taken: (6-0) Meeting Adjourned at 7:35 pm

1/20/2015


Kevin Lasker, Planning Director