

**MINUTES
PLANNING AND ZONING COMMISSION
TUESDAY, APRIL 21, 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 (<i>arrived late</i>)	§	Commissioner
Vicki Collins	§	Commissioner
Lynda Johnson	§	Commissioner
James Koehler	§	Commissioner

The following Commissioner was absent:

Brett Kemp	§	Commissioner
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The following Staff member were present:

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

PLANNING AND ZONING COMMISSION MEETING

Chairman Weaver called the Planning and Zoning Commission Meeting to order at 7:10 PM.

CONSENT AGENDA ITEMS

1. Consideration of Planning and Zoning Commission Minutes Dated:

- March 17, 2015

2. Consider and act upon a final plat for Dove Creek, Phase One (A). Property being in the A. Howell Survey, Abstract No. 525 and the M. Brenan Survey, Abstract 43, containing ± 26.266 acres, and is generally located south of McAlpin Road and ± 3,421 feet east of FM 663, in the City of Midlothian, Texas. (Case No. FP01-2014-11)

3. Consider and act upon a final plat for The Grove, Phase One, being 109 single family lots on 35.733 acres out the J.B. Allen Survey, Abstract No. A-30, and the W.G. Stewart Survey, Abstract No. A-1245, generally located on the west side of S. Walnut Grove Road, approximately 1,500 feet south of FM 1387 in the City of Midlothian, Texas. (Case No. FP04-2014-51)

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

Motion was seconded by Commissioner Koehler.

Action Taken: (5-0) Approved

REGULAR AGENDA ITEM

4. Consider and act upon a request for a masonry exemption for 2861 McAlpin Road. Property containing ± 3.774 acres, and is generally located ± 2,869 feet north of F.M. 875, in the Moses H. Davis Survey, Abstract No. 278, City of Midlothian, Texas. (Case No. M12-2014-52)

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

Vice Chairman Seeds moved to **approve** the exemption as presented.

Motion was seconded by Commissioner Johnson.

Action Taken: (5-0) Approved

Commissioner Altman arrives to the meeting.

PUBLIC HEARINGS AGENDA ITEMS

5. **Conduct a public hearing to consider and act upon an ordinance amending the City of Midlothian Zoning Ordinance No. 2013-24, as amended**, by rezoning \pm 195.716 acres from a Planned Development District (PD-15) to a Planned Development District for all uses allowed in the Single Family-1 (SF-1) District with a minimum lot size of one acre. Said acreage being situated in the E. B. Bryson Survey, Abstract 117, and the J. C. Crane Survey, Abstract 246, being located at the northeast corner of North Walnut Grove Road and West Shiloh Road, in the City of Midlothian, Texas. (Case No. Z06-2014-47)

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

Commissioner Altman 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 with the following conditions.

- 1) This planned development shall contain no more than 140 residential lots and all lots will consist of one (1) acre+ in size and homes shall be designed to blend with the architectural character and harmony of a farm and ranch setting.
- 2) The right-of-way dedication for future N. Walnut Grove Road shall not exceed 120 feet in width to be determined at the preliminary platting stage by the Planning and Zoning Commission.
- 3) No open space shall be required, however a mandatory HOA must maintain the dedicated right-of-way for future Walnut Grove Road as if it were open space until such time as the future thoroughfare is constructed.
- 4) The developer shall provide two (2) enhanced entryways that include a minimum of 25 feet wide stamped/stained concrete across proposed Lizzy and Windmill Lanes at their intersection with N. Walnut Grove Road.
- 5) A 15-foot landscape HOA parcel shall be provided along Walnut Grove Road with street trees placed every 40 feet adjacent to a screening wall. All trees, shrubs and grassy areas within said easements shall be irrigated and maintained in a healthy condition by a mandatory HOA.
- 6) Trees shall be preserved as no clear cutting of trees shall occur on property. The removal of trees is limited to engineered roadways, drainage paths, residential driveways, and residential building pad sites.
- 7) The developer shall install an eight (8) foot board-on-board stained wooden fence along Walnut Grove Road with masonry column accents. The fence shall contain a cap on top and bottom kick plates, shall span the entire length of the development, and be maintained in perpetuity by the mandatory HOA.
- 8) The developer shall install an eight (8) foot board-on-board stained wooden fence with three (3) masonry column accents along the rear side of Lot 140 adjacent to the 120' right-of-way dedication along Walnut Grove Road. The fence shall contain a cap on top and bottom kick plates and shall be maintained in perpetuity by the HOA.
- 9) Driveway access to residential homes shall be paved with concrete.
- 10) Decorative street lights shall be placed throughout the development and decorative street signs shall be placed wherever two streets intersect and/or wherever a street changes names. A lighting plan shall be submitted for review indicating locations.
- 11) A developer's agreement shall be drafted and executed for all required on and off site infrastructure and roadway improvements as deemed necessary by the City Engineer or designee.
- 12) Minimum architectural requirements and elements shall be required for this Planned Development District:

<u>Zoning Provision*</u>	<u>Requirement</u>
Minimum Lot Area	43,560 square feet
Number of Lots	140
Minimum Lot Width	125 feet
Minimum Lot Depth	150 feet
Lot Coverage	40%
Minimum Masonry Coverage	90%
Minimum House Size	2,200 square feet
Minimum Front Yard Setback	50 feet
Minimum Side Yard Setback (interior/corner)	25 feet / 30 feet
Minimum Rear Yard Setback	30 feet
Garage orientation	Side or rear orientation only. Front entry garages prohibited.
HOA	Mandatory
Minimum Roof Pitch	8:12 pitch with multiple roof planes
Roof Standards	All laminate architectural shingles w/3-dimensional appearance and 30-year warranty
Elevations	Minimum of 3 planes along the front elevation. Cannot repeat for a distance of 4 lots on either side of house or across street.

Motion was seconded by Vice Chairman Seeds.

Action Taken: (6-0) Approved

6. **Conduct a public hearing and act upon amendments to the City of Midlothian Zoning Ordinance (Ordinance 2013-24, as amended), Sections 3.100, 3.400, 3.500, 3.600, 3.700, and 3.5500.** The primary purpose of these amendments is to increase the minimum square footage on residential dwelling units; incorporating changes to various articles, sections and subsections; providing a conflicts clause; providing a severability clause, and providing for an effective date. (Case No. OZ02-2014-46)

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 Koehler.

Action Taken: (6-0) Closed Public Hearing

Vice Chairman Seeds moved to **approve** this amendment to the City of Midlothian Zoning Ordinance 2013-24, as amended, as presented.

Motion was seconded by Commissioner Altman.

Action Taken: (6-0) Approved

7. **Conduct a public hearing and act upon an amendment to Section 5.101 of the City of Midlothian Zoning Ordinance (Ordinance 2013-24, as amended).** The primary purpose of these amendments is to revise the amenities required for residential planned developments. (Case No. OZ03-2014-50)

Staff presented the agenda item to the Commissioners, received Commissioners input and recommended these proposed amendments to the Zoning Ordinance be **continued** to the May 19, 2015 meeting to allow additional input from the Planning & Zoning Commission and the community.

Chairman Weaver moved to **continue the public hearing** to the May 19, 2015 Planning and Zoning Commissioners Meeting.

Motion was seconded by Vice Chairman Seeds.

Action Taken: (6-0) Continue Public Hearing

MISCELLANEOUS DISCUSSION

Adjourn: Vice Chairman Seeds moved to **adjourn** the meeting.

Commissioner Koehler seconded the motion.

Action Taken: (6-0) Meeting Adjourned at 8:45 pm



Kevin Lasker, Planning Director

04/21/2015