

**MINUTES
PLANNING AND ZONING COMMISSION
TUESDAY, JUNE 16, 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
Vicki Collins	§	Commissioner
Lynda Johnson	§	Commissioner
Brett Kemp	§	Commissioner
James Koehler	§	Commissioner

The following Commissioner was absent:

Dan Altman	§	Commissioner
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The following Staff members were present:

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

PLANNING AND ZONING COMMISSION MEETING

Chairman Weaver called the Planning and Zoning Commission Meeting to order at 7:04 PM.

CONSENT AGENDA ITEMS

1. Consideration of Planning and Zoning Commission Minutes Dated:

- May 19, 2015

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

Motion was seconded by Commissioner Koehler.

Action Taken: (6-0) Approved

PUBLIC HEARING AGENDA ITEMS

2. 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 ± 3.799 acres of land from Light Industrial (LI) District to a Planned Development District No. 78 (PD-78) for all uses permitted in the Light Industrial (LI) District with the specific inclusion of a mini-warehouse facility with accessory truck rentals and an approximate 2,000 square foot resident/managers' quarters. Subject property is situated in the H.F. Hinkley Survey, Abstract No. 459, being specifically located on the east side of US Highway 67, approximately 2,600 feet north of 9th Street, in the City of Midlothian, Texas. (Case No. Z08-2014-57)

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

Chairman Weaver addressed the audience for any input regarding the public hearing. With no speakers on this item, Commissioner Koehler moved to **close the public hearing**.

Motion was seconded by Commissioner Kemp.

Action Taken: (6-0) Close Public Hearing

The applicant, Doug Hunt, presented the Commissioners with a short video of his company and how they support the surrounding community and welcomed questions from the Commissioners.

Chairman Weaver moved to **approve** this request from the current from Light Industrial (LI) District to a Planned Development District No. 78 (PD-78) with the following conditions:

A. Permitted Uses

- 1) All uses specified for the Light Industrial (LI) District in the City of Midlothian Zoning Ordinance, as amended, shall be permitted.
- 2) A mini-warehouse facility with a 2,000 square foot resident/managers' quarters shall be permitted.
 - a. Truck rentals shall only be permitted as an accessory use to the primary mini-storage use.

- b. Truck rental spaces shall be provided in a quantity that shall not exceed forty percent (40%) of the total required parking requirement for the primary mini-storage use.
 - c. Rental trucks to customers shall be limited to those trucks requiring only a Class C or standard, non-specialized driver's license.
 - d. Rental trucks shall not be fueled, repaired or mechanically maintained at the mini-storage location.
- 3) The rented space for the mini-storage use shall be used for private use only. No retail, service, professional, nor any other form of business that involves the general public and creates traffic by anyone other than the renter, shall be conducted or performed on or from the rented mini-storage space.

B. PLANNED DEVELOPMENT SITE PLAN REQUIRED.

A Planned Development Site Plan shall be reviewed and approved prior to the issuance of a building permit in accordance with Section 5 – Special Districts of the City of Midlothian Zoning Ordinance.

- 1) Development shall occur in accordance with the approved Exhibit C (Concept Plan). Site plan submittals that are deemed to require a variance to the regulations and provisions contained herein shall require review and approval by the Planning and Zoning Commission and City Council.
 - a. The design, site plan layout, landscape plan and architectural appearance for the mini-storage facility, and the resident/managers' quarters, shall substantially conform to the design, layout and appearance for same as depicted in the attached Exhibit C (Concept Plan).
 - b. All loading doors serving the min-storage units shall be located at the side or rear of buildings and shall not be oriented parallel with US Highway-67 unless said doors are screened from being viewed from same Highway by either an opaque wall eight feet (8') in height, or by a similar architectural feature approved by the Development Review Committee.
- 2) Completed Site plan submittals that are deemed to be in substantial conformance with the regulations and provisions contained herein shall be administratively approved by the Development Review Committee.
- 3) The Development Review Committee, Planning and Zoning Commission and City Council reserve the right to continue, table or deny any site plan application that does not meet all applicable submittal requirements specified in Section 5 – Special Districts of the City of Midlothian Zoning Ordinance.

Motion was seconded by Vice Chairman Seeds.

Action Taken: (6-0) Approved

- 3. **Continue a public hearing to consider and act upon an ordinance amending the City of Midlothian Zoning Ordinance No. 2013-24, as amended**, by rezoning ± 67.74 acres from Planned Development (PD-42) District to a Planned Development (PD-78) District for Single Family Residential and Townhome uses (*±47.47 acres / 283 residential lots ranging from ± 4,680 square feet to ± 9,960 square feet and townhome units*). Said acreage being situated in the B.F. Hawkins Survey, Abstract No. 464, and located north of the Hawkins Cut-off and east of FM 663 and west of South 14th Street, in the City of Midlothian, Texas. (Case No. Z07-2014-54)

Staff stated the applicant withdrew this rezoning request on June 2, 2015.

Action Taken: (6-0) Acceptance of withdrawal of Case No. Z07-2014-54

MISCELLANEOUS DISCUSSION

Kevin Lasher extended an invite to the Commissioners regarding WFAA, Channel 8 News featuring the City of Midlothian on July 3rd at their news room located at Victory Park with pre-production starting at 4:30 AM.

Adjourn:

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

Commissioner Collins seconded the motion.

Action Taken: (6-0) Meeting Adjourned at 7:45 pm



Kevin Lasher, Planning Director

06/16/2015