

**MINUTES  
PLANNING AND ZONING COMMISSION  
TUESDAY, JULY 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
Lynda Johnson	§	Commissioner
James Koehler	§	Commissioner

**The following Commissioner was absent:**

Dan Altman	§	Commissioner
Brett Kemp	§	Commissioner

**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 7:06 PM.

**CONSENT AGENDA ITEMS**

**1. Consideration of Planning and Zoning Commission Minutes Dated:**

- June 16, 2015

**2. Consider and act upon a final plat of Autumn Run, Phase Two.** Property contains ± 23.52 acres, and is in the W. W. Rawls Survey, Abstract No. 915 located west of FM 663 and ± 1,600 feet south of Autumn Run Drive, in the City of Midlothian, Texas (Case No. FP06-2014-68)

**3. Consider and act upon an extension of the final plat of Lawson Farms.** Property contains ± 91.589 acres being located east of FM 663 and ± 3,270 feet south of U.S. Highway 287, in the City of Midlothian, Texas (Case No. M17-2014-77)

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

Motion was seconded by Vice Chairman Seeds.

**Action Taken: (4-0) Approved**

**PUBLIC HEARING**

**4. Consider and act upon a zoning request for The Reserve at Silken Crossing,** containing ± 17.055 acres from Community Retail (CR) District to a Planned Development District No. 79 (PD-79) for multifamily uses developed at a density not to exceed fourteen (14) living units per gross acre; being situated within the William Hawkins Survey, Abstract No. 465, and the Benjamin F. Hawkins Survey, Abstract No. 464, in the City of Midlothian, Ellis County, Texas; and being located on the south side of George Hopper Road, approximately 1,900 feet east of South 14th Street (Case No. Z09-2014-96)

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

Chairman Weaver addressed the audience for any input regarding the public hearing. The following spoke:

Brad Golden – 1000 George Hopper, Midlothian, Texas 76065

Mike Houston – Property Owners Broker, 1309 Granada Ct., Midlothian, Texas 76065

Douglas Cooper – Consultant for Property Owner 200 E. Abram Street, Dallas, Texas 76010

Steve Massey – Property Owner, 2050 Mockingbird Lane, Texas 76065

Westy Young – Buyer representative - Griffin Properties, 447 Irvin Simmons Drive, TX

Presented the Commissioners with a short power point of his company and how they support the surrounding community and welcomed questions from the Commissioners.

Chairman Weaver moved to **continue** this Public Hearing to the next Planning Zoning Commissioners Meeting of August 18, 2015. Motion was seconded by Commissioner Koehler.

**Action Taken: (4-0) Continue Public Hearing**

### REGULAR AGENDA

5. **Consider and act upon a preliminary plat of Lot 1, Block 1 and remaining acreage for The Reserve at Silken Crossing**, containing ± 66.919 acres out of the William Hawkins Survey, Abstract No. 465, and the Benjamin F. Hawkins Survey, Abstract No. 464, in the City of Midlothian, Ellis County, Texas; being located on the south side of George Hopper Road, approximately 1,900 feet east of South 14<sup>th</sup> Street (Case No. PP08-2014-70).

Staff presented the agenda item and welcomed questions from the Commissioners and explained that since the above related public hearing/case is continued the preliminary plat should be tabled to the next Planning Zoning Commissioners Meeting of August 18, 2015.

Chairman Weaver moved to **table** this agenda item to the next Planning Zoning Commissioners Meeting of August 18, 2015. Motion was seconded by Motion was seconded by Commissioner Koehler.

**Action Taken: (4-0) Table**

Chairman Weaver requested staff to present Agenda Item 8 at this point, due to the *Conflict of Interest* he has with Agenda Items 6, 7 and 9.

8. **Consider and act upon a preliminary plat of Four Trees Addition** containing ± 195.585 acres. Said acreage being situated in the S. Fredrick Survey, Abstract No. 357, E. Bryson Survey, Abstract 117, and the John 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. PP09-2014-71)

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

Vice Chairman Seeds moved to **approve** the agenda item as presented, contingent on City Council approval at their regular schedule meeting on August 11, 2015.

Motion was seconded by Commissioner Koehler.

**Action Taken: (4-0) Approved**

Chairman Weaver removed himself from the meeting at 8:10 P.M., due to the *Conflict of Interest* he has with Agenda Items 6, 7 and 9. Vice Chairman Seed presided as acting Chairman.

6. **Consider and act upon a preliminary plat for Bryson Springs**. Property contains ± 147.227 acres in the J.S. Berry Survey, Abstract No. 86 generally located at the southeast intersection of Bryson Road and Springer Road, in the extraterritorial jurisdictions (ETJ) of the cities of Midlothian and Ovilla, Texas (Case No. PP10-2014-72)

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

Commissioner Johnson moved to **approve** the agenda item as presented.

Motion was seconded by Commissioner Koehler.

**Action Taken: (3-0) Approved**

7. **Consider and act upon a final plat and septic waiver for Bryson Springs, Phase 1.** Property contains ± 58.619 acres in the J.S. Berry Survey, Abstract No. 86 generally located at the southeast intersection of Bryson Road and Springer Road, in the extraterritorial jurisdictions (ETJ) of the City of Midlothian and Ovilla, Texas (Case No. FP07-2014-73 & M16-2014-75)

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

Commissioner Koehler moved to **approve** the agenda item as presented.

Motion was seconded by Commissioner Johnson.

**Action Taken: (3-0) Approved**

9. **Consider and act upon a preliminary plat of Legacy Estates.** Property contains ± 154.03 acres in the A.R. Newton Survey, Abstract No. 793 and the Mary Powers Survey, Abstract No. 843, located at the southwest intersection of FM 1387 and FM 664, in the extraterritorial jurisdiction (ETJ) of the City of Midlothian, Texas (Case No. PP11-2014-74)

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

Commissioner Johnson moved to **approve** the agenda item with the following condition:

1. At minimum, a signed letter of agreement from the City of Waxahachie releasing platting approval authority to the City of Midlothian for an approximate ± 79.78 acre portion of the platted area located in their extraterritorial jurisdiction (ETJ).

Motion was seconded by Motion was seconded by Commissioner Koehler.

**Action Taken: (3-0) Approved**

#### MISCELLANEOUS DISCUSSION

- Staff and Commissioner Announcements

#### ADJOURN

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

Commissioner Johnson seconded the motion.

**Action Taken: (3-0) Meeting Adjourned at 8:35 pm**

**07/21/2015**



Kevin Lasker, Planning Director