

**MINUTES
PLANNING AND ZONING COMMISSION
TUESDAY, AUGUST 18, 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
Dan Altman	§	Commissioner
Brett Kemp	§	Commissioner
James Koehler	§	Commissioner

The following Commissioner was absent:

Robert Seeds	§	Vice Chairman
Lynda Johnson	§	Commissioner
Randy Reed	§	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 7:10 PM.

CONSENT AGENDA ITEMS

1. Consideration of Planning and Zoning Commission Minutes Dated:

- July 21, 2015

Commissioner Koehler moved to **approve** the Consent Agenda Item as presented.

Motion was seconded by Commissioner Kemp.

Action Taken: (4-0) Approved

Chairman Weaver excused himself from the meeting at this point (7:13 pm), due to the *Conflict of Interest* he has with Agenda Item 2, and asked Commissioner Koehler to preside as acting Chairman. Chairman Weaver also requested the change of the agenda order due to multiple conflict of interest and will be heard as follow.

REGULAR AGENDA ITEM'S

2. Consider and act upon a final plat and septic waiver for La Paz Ranch Phase One (1) containing ± 141.746 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. FP08-2014-79 & M18-2014-83)

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

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

Motion was seconded by Commissioner Koehler.

Action Taken: (3-0) Approved

Chairman Weaver returned to the meeting (7:16 pm).

5. Consider Case No. Z10-2014-78, containing ± 55.0385 acres (the Zoning Area) from Agricultural (A) District and Single Family One (SF-1) District to a Planned Development District No. ## (PD-##) for Commercial (C) uses with architectural controls, and a Specific Use Permit (SUP) to allow a unified signage plan for ground and pylon signage, with architectural controls, to exceed the number, size and height of signage typically allowed in the Commercial (C) District; said Zoning Area being situated within the M.T. Hawkins Survey, Abstract No. 463, the Benjamin F. Hawkins Survey, Abstract No. 464, and the William Rawlins Survey, Abstract No. 915, in the City of Midlothian, Ellis County, Texas; being located at the southeast corner of the US 287 Bypass and FM 663. (*Discussion Only*)

Staff and applicant, Weber & Company, presented the agenda item and welcomed questions and input from the Commissioners. This agenda item will be heard as a public hearing item at the next regularly scheduled meeting of the Planning and Zoning Commission of September 15, 2015.

Commissioner Kemp excused himself from the meeting at this point (8:04 pm), due to the *Conflict of Interest* he has with Agenda Item's 3 and 4.

PUBLIC HEARING AGENDA ITEM'S

- 3. **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 in support of this item:

Brad Golden – 1000 George Hopper, Midlothian, Texas 76065

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

Dennis Deweerd – 700 Silken Crossing, Midlothian, Texas 76065

The following spoke in opposition of this item:

Boyce Whatley – 836 Nueces Trail, Midlothian, Texas 76065

There were nine (9) non speaker citizen request form's turned into the Chairman in opposition.

Commissioner Altman moved to **close** the Public Hearing.

Motion was seconded by Commissioner Koehler.

Action Taken: (3-0) Close Public Hearing

Chairman Weaver moved to **approve** the agenda item as presented.

Motion was seconded by Commissioner Altman.

Action Taken: (3-0) Approved

REGULAR AGENDA

- 4. **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 14th 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 to be heard at City Council, this preliminary plat should it be approved be continent on the approval of the related zoning case.

Chairman Weaver moved to **approve** this agenda item continent on the approval of the related zoning case.

Motion was seconded by Commissioner Koehler.

Action Taken: (3-0) Approved

MISCELLANEOUS DISCUSSION

- Staff and Commissioner Announcements – none

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

Commissioner Koehler seconded the motion.

Action Taken: (3-0) Meeting Adjourned at 9:32 pm

08/18/2015


Kevin Lasker, Planning Director