

**NOTICE OF A REGULAR SCHEDULED MEETING FOR THE  
CITY OF MIDLOTHIAN PLANNING AND ZONING COMMISSION  
TUESDAY, SEPTEMBER 15, 2009**

Pursuant to the provisions of Chapter 551 VTCA Government Code, notice is hereby given of a Regularly Scheduled Meeting of the Midlothian Planning and Zoning Commission, to be held in the Council Chambers of City Hall, 104 West Avenue E, Midlothian, Texas

**PLANNING AND ZONING COMMISSION WORKSHOP—6:00 PM**  
**Workshop will be held in the City Hall Council Chambers**

- Discussion on technical issues regarding September 15, 2009 Agenda Items for the Planning and Zoning Commission Meeting
- Discussion of Sustainable Development

**PLANNING AND ZONING COMMISSION MEETING—7:00 PM**

**CONSENT AGENDA**

- 1. Discussion and Consideration on Planning and Zoning Commission Minutes Dated:**
  - **August 18, 2009**

**REGULAR AGENDA**

- 2. Consider and act upon a landscape plan for Lot 1R-B, Block 24 within the MidTowne Development (Case No. M11-2008-54)**


**PUBLIC HEARING AGENDA**

- 3. Conduct a public hearing to consider and act upon a Specific Use Permit (SUP) request to allow cabinet shop at 460 Proffitt Street.** Property is zoned Light Industrial (LI) District, and generally located north of East Main Street and east of Proffitt Street, in the City of Midlothian (Case No. SUP05-2008-52)
- 4. Continue a public hearing to consider and act upon an ordinance amending the City of Midlothian Comprehensive Plan Ordinance 2007-15, as amended,** adding Section 13 (Sustainable Development), and, any other corresponding deletions or changes to various sections and subsections; providing a conflicts clause; providing a severability clause, and providing for an effective date (Case No. CP02-2008-40)
- 5. Conduct a Public Hearing and act upon an ordinance regarding amendments to the City of Midlothian Comprehensive Plan Ordinance 2007-15, as amended,** requesting a change of land use from a Rural Module to a Suburban Module, and, any other corresponding deletions or changes to various sections and subsections; providing a conflicts clause; providing a severability clause, and providing for an effective date (Case No. CP04-2008-48)

**MISCELLANEOUS DISCUSSION**

- Staff and Commissioner Announcements
- Adjourn

I, John Garfield, Director of Planning for the City of Midlothian, Texas, do hereby certify that this Notice of Meeting was posted on the front window of City Hall, 104 West Avenue E, Midlothian, Texas, at a place readily accessible to the general public at all times, no later than the 11th day of September, 2009, at or before 5:00 P.M.

  
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**John A. Garfield, AICP**  
**Director of Planning**

**MINUTES  
PLANNING AND ZONING COMMISSION  
TUESDAY, AUGUST 18, 2009**

The Planning and Zoning Commission for the City of Midlothian met on Tuesday evening, August 18, 2009 at City Hall located at 104 West Avenue E, Midlothian, Texas.

**The following Commissioners were present:**

Larry Pool	§	Chairman
Jon Herrin	§	Vice Chairman
Jack Burleson, Sr.	§	Commissioner
Mike Rodgers	§	Commissioner
Wayne Sibley	§	Commissioner

**The following Commissioners were absent:**

Robert Cunningham	§	Commissioner
Sandra Hill	§	Commissioner

**The following staff members were present:**

John Garfield, AICP	§	Director of Planning
Alberto Mares, AICP	§	Current Planning Manager
Ryan Spencer, AICP	§	Comprehensive Planning Manager
Kathleen Hamilton	§	Exec. Asst. to the Planning Director

**PLANNING AND ZONING COMMISSION AND CITY COUNCIL  
JOINT WORKSHOP—6:00 PM**

**Workshop will be held in the City Hall Council Chambers**

**Joint City Council and Planning & Zoning Commission Workshop started at 6:01 PM**

- Discussion of Wind Energy Systems
  - Staff introduced the latest amendments to the Wind Energy System Ordinance and discussion between the Planning & Zoning Commission and the City Council ensued
  - Ordinance language was introduced to amend what staff had presented.

**Joint Workshop ended at 7:55 PM**

**PLANNING AND ZONING COMMISSION MEETING**

Chairman Pool called the Planning and Zoning Commission Meeting to order at 8:02 PM and called the first item on the agenda.

**CONSENT AGENDA**

- 1. Discussion and Consideration on Planning and Zoning Commission Minutes Dated: July 21, 2009**

Commissioner Sibley moved to **approve** the minutes as presented.  
Motion was seconded by Commissioner Burleson.

**Action Taken: (5-0) Approved**

Chairman Pool called the next item on the agenda.

**PUBLIC HEARING AGENDA**

- 2. Conduct a public hearing to consider and act upon an Ordinance amending the City of Midlothian's Zoning Ordinance, 89-13, as amended, Article III, Section 3.1 (Definitions), Article IV, Section 4.4 (Use Table), and creating Article 15 (Wind Energy Systems) and, any other corresponding deletions or changes to various sections and**

subsections; providing a conflicts clause; providing a severability clause, and providing for an effective date (Case No. OZ07-2008-27)

Alberto Mares, AICP, presented the agenda item and welcomed questions from the Commissioners.

The following spoke in regards to this case:

1. Ed Goodman
2. Tom Sullivan
3. David Lister

Vice Chairman Herrin moved to **close** the public hearing.

Motion was seconded by Commissioner Sibley

**Action Taken: (5-0) Closed Public Hearing**

Vice Chairman Herrin moved to **approve** this agenda item, with the following changes as discussed in the workshop:

Section 15.1 Requirements

2) ~~No more than one (1) wind energy system shall be allowed for every three (3) acre tracts of land after a primary structure has been constructed; a second wind energy system on such a tract may be allowed if granted by Specific Use Permit (SUP).~~ **No minimum lot size is required for wind energy systems if the established setback requirements are met and a primary structure is constructed. A minimum three (3) acres is required for multiple wind energy systems, if granted by a Specific Use Permit (SUP).**

3) The tower for a wind energy system shall be set back from the property line **or utility easement** by a minimum distance equal to the overall structure height (pole height plus the length of one blade). There shall be no setback requirements between buildings or dwellings on the affected property. Any set back distance shorter than this requirement must be approved by Specific Use Permit (SUP).

8) Only monopole type structures shall be allowed **on residential lots less than three (3) acres. Other types of structures may be allowed on larger residential or nonresidential lots by an approved Specific Use Permit (SUP).**

9) Roof-mounted wind energy systems shall be ~~prohibited on residential structures~~ **and allowed by an approved** Specific Use Permit (SUP) ~~on non-residential structures.~~

18) Visual Appearance.

ii) All wind energy system towers **and related components** shall remain painted or finished in ~~the~~ **a neutral** color that was originally applied by the manufacturer, ~~unless otherwise approved in the building permit.~~

b) Submittal Requirements

viii) An engineering analysis of the tower **including connections to the foundation or other structures** showing compliance with the City's adopted version of the International Building Code and certified by a professional engineer licensed by the State of Texas, shall also be submitted.

**PUBLIC HEARING AGENDA CONTINUED...**

**Section 5. Text Amended.** The changes to the zoning ordinance affected by Sections 2 thru 5 of this ordinance shall be incorporated into the text of the Zoning Ordinance, Ordinance No. 89-13, as amended **and shall be reviewed and evaluated two (2) years after the effective date of adoption.**

Motion was seconded by Commissioner Sibley.

**Action Taken: (5-0) Approved**

Chairman Pool called the next item on the agenda.

3. **Conduct a public hearing and act upon a Specific Use Permit (SUP) request to allow an electronic message sign (LED) for the Midlothian Conference Center, 1 Community Circle Drive.** Property is zoned General Professional (GP) District, and generally located south of Hwy 287, east of 14<sup>th</sup> Street and north of Mt. Zion, in the City of Midlothian (Case No. SUP04-2008-43)

Alberto Mares, AICP, presented the agenda item and welcomed questions from the Commissioners.

No one spoke in regards to this case.

Commissioner Sibley moved to **close** the public hearing.

Motion was seconded by Commissioner Rodgers.

**Action Taken: (5-0) Closed Public Hearing**

Commissioner Sibley moved to **approve** this agenda item, as presented.

Motion was seconded by Commissioner Rodgers.

**Action Taken: (5-0) Approved**

**MISCELLANEOUS DISCUSSION**

- Staff and Commissioner Announcements
  - None

- Adjourn

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

Motion was seconded by Commissioner Rodgers.

**Action Taken: (5-0) Adjourn at 8:35pm**

**PLANNING AND ZONING COMMISSION WORKSHOP**

Chairman Pool called the Planning and Zoning Commission Workshop to order at 8:36 PM and called the first item on the agenda.

- Discussion of Windsor Hills Concept Plan

- Phillip Weinstein of Planning Partners presented a concept plan for Windsor Hills to the Commissioners in preparation for a possible Comprehensive Plan amendment to the Future Land Use Plan from a Rural Module to a Suburban Module.

Workshop adjourned at approximately at 9:25 PM

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**John Garfield, AICP, Planning Director**

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**09/15/2009**  
**Date Approved**

## AGENDA ITEM NO. 2

**AGENDA CAPTION:**

Consider and act upon a landscape plan for Lot 1R-B, Block 24 within the MidTowne Development (Case No. M11-2008-54)

**ITEM SUMMARY:****Reason for request:**

The MidTowne Planned Development Ordinance (PD-42 & Ordinance 2007-14) gives the Planning & Zoning Commission the authority to approve landscaping plans for all non-residential businesses. This landscaping plan is for the salon business being placed in the historic Hopper House within MidTowne.

**Landscaping Plan:**

The landscaping plan shows two (2) live oak trees placed at the western corners of the Hooper House along with Knock Out Rose bushes placed at the front entrance of the proposed salon approximately 20 + shrubs of Buford Hollies and Spiral Junipers along the southside. Around the monument sign, there are a set of Chinese Fringe, Lirope, Lantana Mix and two (2) crepe myrtles. This landscaping plan adheres to the Landscaping Guidelines as adopted by Ordinance 2007-14.

**ATTACHMENTS:**

1. Landscaping Plan

**RECOMMENDATION:**

Staff recommends approval of this landscaping plan for Lot 1R-B, as presented.

**SUBMITTED AND PRESENTED BY:**

Alberto Mares, AICP, Current Planning Manager  
Tuesday, September 15, 2009 Planning & Zoning Commission Meeting



Alberto Mares, AICP  
Current Planning Manager

**REVIEWED BY:**

John A. Garfield, AICP, Director of Planning  
Tuesday, September 15, Planning and Zoning Meeting



John A. Garfield, AICP  
Director of Planning



**EXECUTIVE SUMMARY**  
**AGENDA ITEM NO. 3**  
**SPECIFIC USE PERMIT REQUEST**  
**460 PROFFITT STREET**  
**(Case No. SUP05-2008-52)**

**Applicant:** Pete Rosales

**Owner:** Morris G. Cox

**Proposed Use:** Cabinet Shop

**Issues:** None

**Staff Recommendations:**  
Staff recommends **approval**, as presented.

**For additional details on this case, please see the attached staff report.**

**AGENDA ITEM NO. 3**

**Conduct a public hearing to consider and act upon a Specific Use Permit (SUP) request to allow cabinet shop at 460 Proffitt Street.** Property is zoned Light Industrial (LI) District, and generally located north of East Main Street and east of Proffitt Street, in the City of Midlothian (Case No. SUP05-2008-52)

**BACKGROUND INFORMATION**

**Applicant:** Pete Rosales  
**Owner:** Morris G. Cox

**Proposed Request:**

The applicant is seeking a Specific Use Permit (SUP) for a cabinet shop in this area zoned as Light Industrial (LI).

**Adjacent Zoning Districts:**

**North:** Light Industrial (LI)

**South:** Light Industrial (LI)

**East:** Light Industrial (LI)

**West:** Light Industrial (LI)

**Existing Land Uses:**

Industrial uses

Industrial uses

Industrial uses

Industrial uses

**Newspaper Advertisement & Property Owner Notifications:**

A total of nine (9) property owner notification (PON) letters were mailed to property owners within 200 feet of the subject site. To date, staff has not received any property owner notification letters regarding this SUP request.

**Land Use Module Designation:** New Town Module

**Comprehensive Plan Analysis:**

Although industrial uses are not listed as recommended uses in the New Town Module, this existing industrial park would be appropriate for this type of proposed use.

**DEVELOPMENT STANDARDS**

**Architecture/Design:**

No changes are proposed to the existing metal building which will house the cabinet shop. In addition, the Masonry Regulations allow for this building to remain in its current state if 80% of the surrounding buildings do not meet this regulation currently.

**Fencing/Parking:**

Currently, there is an approximate 8-foot high chain link security fence around the perimeter of this site. Per the Parking Regulations, this site (commercial/wholesale manufacturing operations) will require one (1) space is needed for every 1,000 square feet of floor area or 4 spaces for every five (5) employees on the largest shift.

**Signage:**

The Sign Regulations state that no more than 20% of the total wall area shall be designated as wall signage. A ground/monument sign is allowed to be 10 feet high and 60 square feet in area. No pole sign will be allowed.



**ATTACHMENTS**

- |   |           |
|---|-----------|
| 1. Location Map<br>3. PON's Received (None) | 2. Survey |
|---|-----------|

**RECOMMENDATION**

Staff recommends **approval** of this Specific Use Permit (SUP) to allow a cabinet shop in a Light Industrial (LI) District, subject to the following conditions:

1. This use shall only be limited to a cabinet shop and ancillary uses. Any expansion, change in use or tenant shall require a Specific Use Permit, if applicable, based on the most-recently approved Use Table.
2. The landscaping requirements shall be waived.
3. Any lighting placed onsite shall be shielded and downcast.

**SUBMITTED AND PRESENTED BY:**

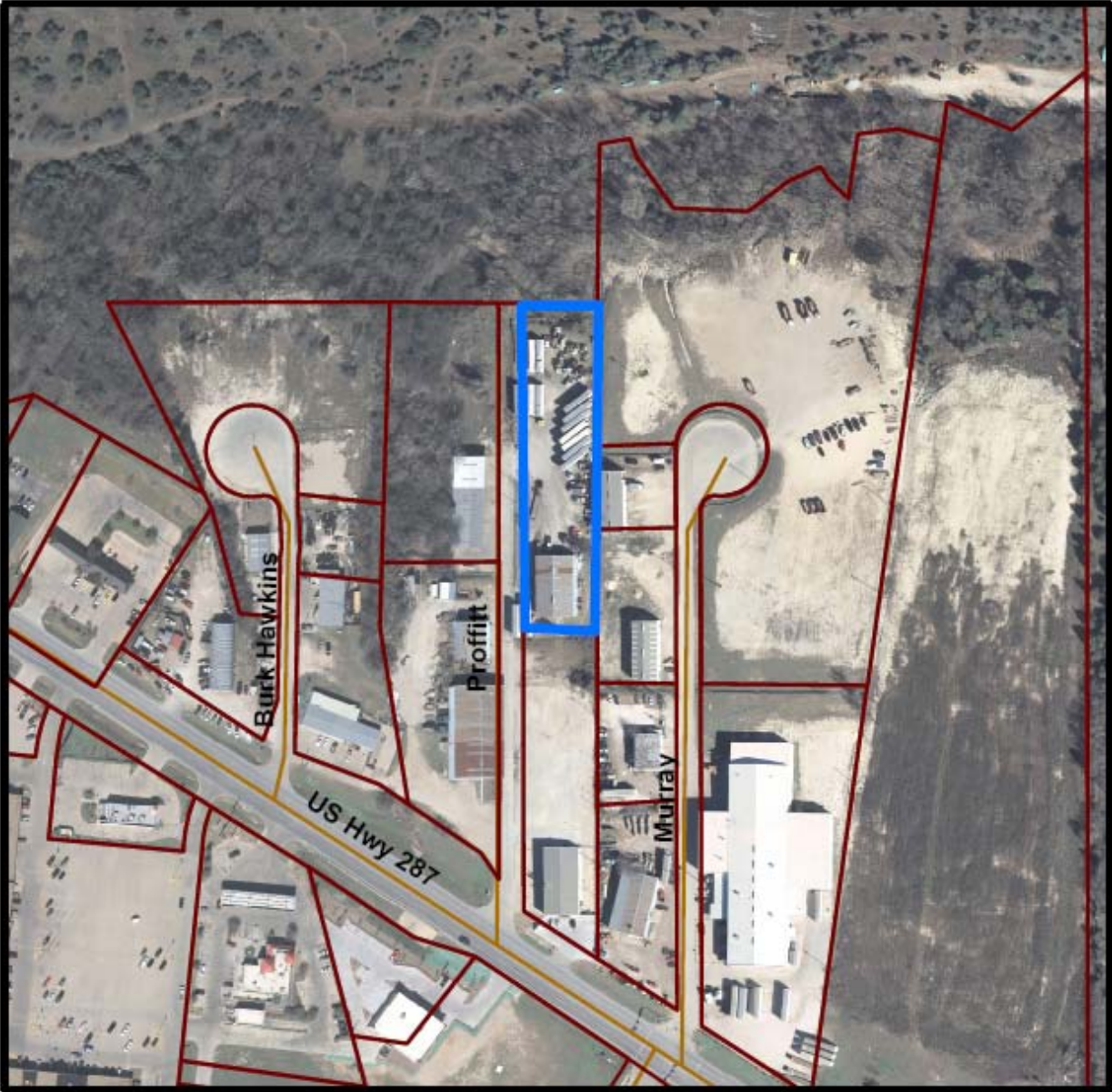
Alberto Mares, AICP, Current Planning Manager  
Tuesday, September 15, 2009 Planning & Zoning Commission Meeting

  
Alberto Mares, AICP  
Current Planning Manager


**REVIEWED BY:**

John A. Garfield, AICP, Director of Planning  
Tuesday, September 15, 2009 Planning & Zoning Commission Meeting

  
John A. Garfield, AICP  
Director of Planning

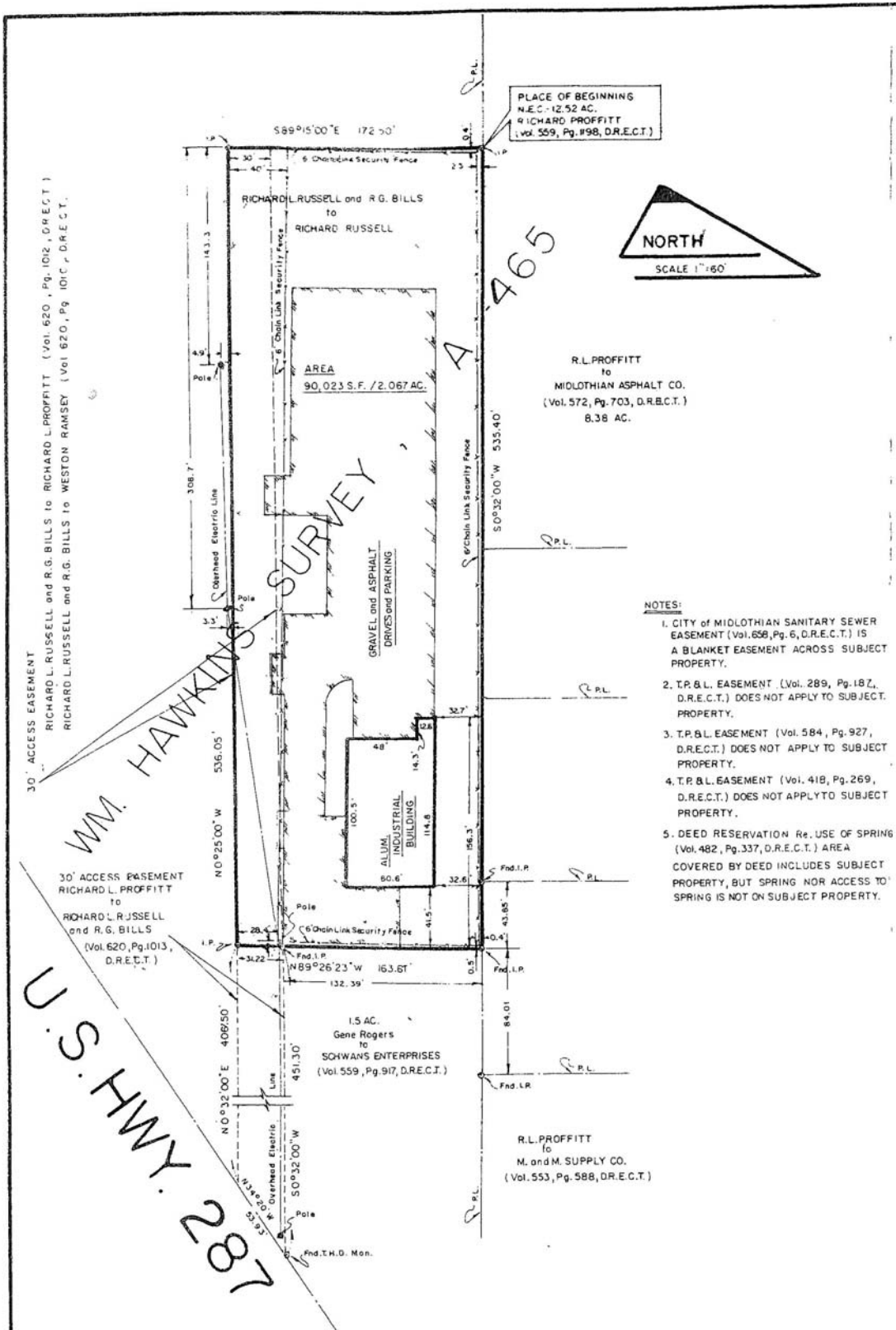


 PARCELS \*\*PLEASE NOTE THAT THE PARCEL LINES ARE NOT TO SCALE  
PARCEL INFORMATION IS PROVIDED BY "ELLIS COUNTY APPRAISAL DISTRICT"

 SUBJECT PROPERTY REQUESTING REZONE

 STREETS





**PON's Received  
None**

**EXECUTIVE SUMMARY**  
**AGENDA ITEM NO. 4**  
**CASE NO. CP02-2008-40**

**Project Highlights:**

1. Sustainable Development Section in the Comprehensive Plan
2. Goals and objectives

**Planning and Zoning Commission:**

**Staff Recommendation:**

Staff recommends **approval** of this Comprehensive Plan Amendment.

**For additional details on this case, please see the attached staff report.**

**AGENDA ITEM NO. 4**

**AGENDA ITEM:**

**Continue a public hearing to consider and act upon an ordinance amending the City of Midlothian Comprehensive Plan Ordinance 2007-15, as amended, adding Section 13 (Sustainable Development), and, any other corresponding deletions or changes to various sections and subsections; providing a conflicts clause; providing a severability clause, and providing for an effective date (Case No. CP02-2008-40)**

**ITEM SUMMARY:**

**Background:**

The City completed an update of the Comprehensive Plan, titled EnVision Midlothian 2025, in 2006. Since that time the issue of sustainable development and the preservation of non-renewable resources has become an extremely important subject in the United States. The updated Comprehensive Plan addressed a few of the facets that comprise sustainable development in sections, such as; Land Use, Transportation, Open Space & Trails and Urban Design, but did not centrally address the subject. The Comprehensive Plan is intended to be an adaptable and dynamic document that provides a home for the expression of the goals and desires of the Midlothian community.

**Staff Analysis:**

In order for Midlothian to develop in a more sustainable fashion, it is necessary to develop focused goals and objectives. While several elements that address sustainable development are included in separate sections of the Comprehensive Plan, this topic is important enough to merit its own section. The proposed Sustainable Development Section would initially include a mission statement and goals and objectives for the following areas:

- 1: Energy Conservation*
- 2: Stormwater Management*
- 3: Water Conservation*
- 4: Waste Conservation*
- 5: Street Infrastructure*
- 6: Architecture*
- 7: Aesthetics*
- 8: Uses*

In the future; specific topics, policies and action plans related to sustainable development may be included in the Comprehensive Plan as they are identified, agreed to and developed through a public process.

**ATTACHMENTS:**

1. Section 13: Sustainable Development Goals and Objectives

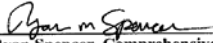
**ALTERNATIVES:**

1. Recommend approval of this Comprehensive Plan Amendment, with or without changes
2. Recommend denial of this Comprehensive Plan Amendment
3. Close the Public Hearing and table action
4. Continue the Public Hearing to a specific date


**RECOMMENDATION:**

Staff recommends **approval** of this Comprehensive Plan Amendment.

**SUBMITTED AND PRESENTED BY:** Ryan Spencer, Comprehensive Planning Manager  
Tuesday, September 15, 2009 Planning and Zoning Commission Meeting

  
Ryan Spencer, Comprehensive Planning Manager

**REVIEWED BY:** John Garfield, AICP, Director of Planning  
Tuesday, September 15, 2009 Planning and Zoning Commission Meeting

  
John A. Garfield, AICP  
Director of Planning

**SECTION 13**  
**ENVIRONMENTAL SENSITIVITY**

Our existing built environment, economic system and culture are based upon the use of non-renewable resources (fossil fuels) and the depletion of these resources is a problem that will continue to worsen in the future if action is not taken soon. The steps that must be taken to reduce our dependency upon non-renewable resources will require vast, widespread changes in resource consumption and development.

A major step in the right direction is the adoption of policies and methods, at the national and local level, that take advantage of resources that can be sustained and renewed over time and that encourages development that limits the impact upon the use of non-renewable resources. This will help prevent the overconsumption of non-renewable resources and reduce the pollution and waste that result from the manufacturing, consumption and combustion of these resources.

The City of Midlothian should strive to adopt policies and regulations for new development that achieves the goals set forth below in the following categories of; Energy Conservation, Water Conservation, Waste Conservation and Stormwater Management, Infrastructure, Architecture, Aesthetics and Uses.

***ENVIRONMENT***

**ENERGY CONSERVATION**

***GOAL 1: Promote energy-efficient development within Midlothian***

**Objective 1A:** Encourage the installation of energy efficient lighting that will reduce the energy per bulb, have a prolonged service life and reduce the necessary number of lights

**Objective 1B:** Support the use of energy-efficient outdoor lighting that will minimize the overall necessary number of lights

**Objective 1C:** Consider the creation of an incentive program to encourage the use of energy-efficient lighting in existing structures

**Objective 1D:** Encourage the installation of advanced lighting controls such as; occupancy sensors, automatic light adjustment, split zone lighting control and many more

**Objective 1E:** Encourage the installation of energy-efficient appliances

**Objective 1F:** Promote solar orientation, so that structures maximize the energy-efficiency of natural sunlight

**Objective 1G:** Support the use of passive solar design to take advantage of winter sunlight (for heat) and provide shade in the summer

**Objective 1H:** Support the use of materials/construction practices that reduce the thermal conductivity of a building including the following; insulation materials, roof style/articulation, light reflectivity materials and building orientation

**Objective 1I:** Promote public education and involvement with respect to the implementation of energy-efficient methods



***GOAL 2: Promote renewable energy sources in the community***

**Objective 2A:** Encourage the installation of energy sources that have the ability to replenish themselves over short periods of time (green energy). These sources may include; solar power, wind power, geothermal power or biomass

**Objective 2B:** Support the use of alternative heat sources which may include the following; re-use of waste heat, radiant flooring, hybrid systems, etc...

**Objective 2C:** Encourage the conversion of motor vehicles to be able to utilize bio-fuels and other renewable fuels, especially public motor vehicles

**STORMWATER MANAGEMENT**

***GOAL 1: Promote the preservation and enhancement of natural areas such as; forests, wetlands and meadows***

**Objective 1A:** Encourage the planting of trees and vegetation in urban areas in order to reduce storm run-off, utilizing methods such as bioswales

**Objective 1B:** Incentivize the dedication and preservation of open space

***GOAL 2: Support the reuse of stormwater***

**Objective 2A:** Consider the adoption of a “Green Streets” ordinance to promote a reduction in impervious surface and an increase in landscaped areas

**Objective 2B:** Encourage methods to help temporarily detain, filter and evapotranspire stormwater from impervious surfaces such as; grassed swales, rain gardens, green roofs, porous pavement, disconnected downspouts and many more

**Objective 2C:** Promote public education and involvement with respect to the implementation of stormwater reuse

***GOAL 3: Encourage a smaller development footprint***

**Objective 3A:** Consider a reduction in street widths in order to reduce impervious surface

**Objective 3B:** Consider a reduction in parking requirements by setting a parking maximum in order to minimize impervious surface cover

**Objective 3C:** Promote the co-location of land uses in order to minimize impervious surface cover

**Objective 3D:** Consider revisions to minimum setback requirements that will bring structures closer to the street in order to reduce long walkways, driveways and parking lots

**Objective 3E:** Promote vertical development by reducing height limitations and site coverage standards

***GOAL 4: Promote the recycling of land for new development***

**Objective 4A:** Work with the Corporation for the Economic Development of Midlothian (CEDM) to locate underutilized or abandoned sites for new infill developments

## WATER CONSERVATION

### *GOAL 1: Promote water-efficient development within Midlothian*

**Objective 1A:** Encourage the use of water-efficient plumbing fixtures.

**Objective 1B:** Promote the installation of drought-resistant landscaping.

**Objective 1C:** Support the use of gray water/rainwater harvesting for landscape watering purposes.

**Objective 1D:** The City of Midlothian should establish benchmarks to reduce water consumption per residential unit over the next twenty years.

**Objective 1E:** Protect and maintain all creeks and creek ways with significant buffer space.

## WASTE CONSERVATION

### *GOAL 1: Work to reduce the solid waste generated within the City of Midlothian*

**Objective 1A:** Encourage the composting of food waste and food-soiled paper.

**Objective 1B:** Promote the development of a construction waste reduction plan to reduce the waste generated by construction sites.

**Objective 1C:** Promote the use of recycled materials in the construction of new development.

**Objective 1D:** Work with multi-family and manufactured home communities to improve recycling options and education.

**Objective 1E:** The City of Midlothian should establish benchmarks to reduce solid waste and increase recycling over the next twenty years.

## *URBAN FORM*

### STREET INFRASTRUCTURE

#### *GOAL 1: Support a pedestrian-friendly, walkable environment*

**Objective 1A:** Encourage the creation and connection of pedestrian trails between schools, neighborhoods, commercial areas and the wider region

**Objective 1B:** Eliminate barriers that discourage non-motorized movement

**Objective 1C:** Promote the use of non-motorized transportation choices

**Objective 1D:** Require new developments to construct sidewalks

**Objective 1E:** Provide pedestrian friendly enhancements to major arterial corridors and in commercial districts

**Objective 1F:** Utilize techniques such as; street trees, buildings close to the sidewalk, on-street parking (where applicable), roundabouts, street curvature, “yield” sections and textured paving to achieve desired vehicle speed

***GOAL 2: Encourage the use of alternative surface materials for streets***

**Objective 2A:** Promote the use of materials that encourage moisture percolation, reflect sunlight and have extended longevity

***GOAL 3: Support attractive street design***

**Objective 3A:** Ensure that where streets terminate or “T” into another roadway that there is a prominent feature or building at that point

**Objective 3B:** Promote street design so that streets gently curve, to provide oblique views of buildings and streetscape, but still maintain a general grid pattern in order to create a sense of orientation

**Objective 3C:** Encourage all new roadway development to identify and enhance scenic views

**Objective 3D:** Provide a transportation system that is sensitive to the natural contours of the countryside

**ARCHITECTURE**

***GOAL 1: Support architecture and design that will be sustainable over time***

**Objective 1A:** Adopt policies that promote a sense of place in new development utilizing elements such as axial design, hierarchy, dominant features and enclosure

**Objective 1B:** Ensure that buildings are constructed of high quality materials, especially in high use areas and at the pedestrian level

**Objective 1C:** Ensure that buildings incorporate good design principles such as articulation of facades, tri-partite (base-middle-top) design, accentuated entries and visually interesting features at street corners and where a building turns

**Objective 1D:** Strive for flexibility and adaptability in the layout of the interior space of buildings to meet evolving needs and markets

**Objective 1E:** Promote LEED silver or gold certification for public and privately owned buildings

**AESTHETICS**

***GOAL 1: Enhance Midlothian’s visual image and identity***

**Objective 1A:** Control signage in Midlothian

**Objective 1B:** Screen railroad right-of-way in developed areas as part of a city-wide program

**Objective 1C:** Support policies that reduce light pollution

**Objective 1D:** Ensure that noise is buffered and reduced between incompatible uses

***GOAL 2: Encourage landscaping and the enhancement of the natural environment within Midlothian***

**Objective 2A:** Enhance all thoroughfare aesthetics and landscaping as part of a city-wide program

**Objective 2B:** Develop and support a tree planting program city-wide

**Objective 2C:** Promote programs that encourage the use of xeriscaping.

**Objective 2D:** Develop a network of greenways that will bring the community together following the area's natural features

## USES

### ***GOAL 1: Encourage the development of distinctive neighborhoods in Midlothian***

**Objective 1A:** Utilize a traditional or modified grid of small blocks as a foundation for new neighborhoods to promote better orientation, walk ability and community interconnectivity

**Objective 1B:** Provide schools, open space, neighborhood services, retail, dining and entertainment choices within walking distance of most neighborhood residents

**Objective 1C:** Identify and preserve existing neighborhood landmarks, such as historic/distinctive buildings and prominent natural features, to foster neighborhood pride, distinctiveness and sense of ownership.

**Objective 1D:** Encourage the use of "housing trees" where by the largest lots and homes are located on the main entry streets with smaller lots and homes internal to the neighborhood and neighborhood amenities

**Objective 1E:** Develop a City entry theme and identity

### ***GOAL 2: Promote an integrated mix of uses in downtown and commercial areas***

**Objective 2A:** Promote mixed-use (live, work, play) developments that are dense and compatible with light rail transit

**Objective 2B:** Encourage the separation of incompatible uses through the application of form-based and performance zoning based on; bulk, height, intensity, traffic, etc...

**Objective 2C:** Encourage the inclusion of "third places", such as coffee shops, bookstores, sidewalk cafes and ice cream stands to foster community interaction

**Objective 2D:** Support the inclusion of neighborhood services in retail centers such as; banks, dry cleaners, hardware and grocery stores, dining and entertainment options

**Objective 2E:** Promote commercial structures of two or more stories with retail on the first story and office/residential on the second story

## AGENDA ITEM NO. 5

### AGENDA CAPTION:

**Conduct a Public Hearing and act upon an ordinance regarding amendments to the City of Midlothian Comprehensive Plan Ordinance 2007-15, as amended,** requesting a change of land use from a Rural Module to a Suburban Module, and, any other corresponding deletions or changes to various sections and subsections; providing a conflicts clause; providing a severability clause, and providing for an effective date (Case No. CP04-2008-48)

### ITEM SUMMARY:

#### **Background:**

The City completed an update of the comprehensive plan, *EnVision Midlothian 2025* in 2006. This plan included many elements including a future land use element, open space & trails elements and a future thoroughfare element. The Comprehensive Plan does permit the amendment of the future land use plan and specifically states that;

*“All Zoning Ordinance map and text amendments that are inconsistent with EnVision Midlothian 2025 as adopted shall require a Comprehensive Plan amendment prior to consideration and adoption. Such Comprehensive Plan amendments shall be considered in a public hearing format upon proper public notification.”*

#### **Proposed Windsor Hills Development:**

The proposed future land use map amendment concerns the Rural/Industrial Module in the vicinity of Padera Lake. A master-planned community, Windsor Hills, has been proposed in this area. The approximate size of Windsor Hills is 2,378 acres of which 1,403 acres is in Grand Prairie's ETJ and 1,025 acres is within the city limits of Midlothian. Approximately 5,000 units are proposed within this development (See Attachment 2 for the conceptual master plan). The proposed development will take advantage of the rolling topography and provide over 250 acres (25%+) of open space. The residential and commercial portion of the development will be organized into villages that will surround a community center (See Attachment 3). The higher density residential (Town Homes & Zero-Lot Line) will be towards the center of each village in order to support commercial uses. An 18-hole golf course and hotel is proposed around Padera Lake itself and two school sites are reserved for the Grand Prairie and Midlothian sections.

#### **Staff Analysis:**

The 1,025 acres inside Midlothian falls within three separate future land use modules; suburban, rural and industrial. The majority of the property is within the Rural Module which surrounds Padera Lake and its associated creek basins (84%). A small portion of Windsor Hills-Midlothian, by the Wastewater Treatment Plant, is located within the Suburban Module (8%) and Industrial Module (8%). The conceptual plan for Windsor Hills protects Padera Lake and its creek basins as open space and public land. This open space would serve the same role as the Rural Module would in those particular areas. The proposed Windsor Hills conceptual plan meets the criteria set forth for the Suburban Module. A breakdown may be on the following page. The Windsor Hills conceptual plan also meets the requirements of the adopted Thoroughfare Plan.

<i>Suburban Module (Proposed Windsor Hills Land Use Breakdown)</i>		
<b>Land Use</b>	<b>Percentage of Acreage</b>	<b>Flexibility Factor</b>
Residential - Single Family B (2-4.99 DUs/acre) <b>(3.5)</b>	40% <b>(34%)</b>	+/- 10%
Residential - Single Family A (1-1.99 DUs/acre) <b>(1.99)</b>	20% <b>(17%)</b>	+/- 10%
Residential - Medium Density (5-9.99 DUs/acre) <b>(7.5)</b>	10% <b>(8.5%)</b>	+/- 5%
Residential - Attached (10-19.99 DUs/acre) <b>(15)</b>	5% <b>(4%)</b>	+/- 5%
Retail - Neighborhood	5% <b>(4%)</b>	+ 5%
Office - Neighborhood	5% <b>(4%)</b>	+ 5%
Community Facilities (parks, schools, churches, etc.)	15% <b>(27%)</b>	+/- 5%

**ATTACHMENTS:**

- |                              |                             |
|------------------------------|-----------------------------|
| 1. Future Land Use Map       | 2. Conceptual Land Use Plan |
| 3. Conceptual Village Layout |                             |

**ALTERNATIVES:**


1. Recommend approval of this Future Land Use Map Amendment, with or without changes
2. Recommend denial of this Future Land Use Map Amendment
3. Close the Public Hearing and table action
4. Continue the Public Hearing to a specific date

**RECOMMENDATION:**

Staff recommends **approval** of this Future Land Use Map Amendment as presented.

**SUBMITTED AND PRESENTED BY:**

Ryan Spencer, AICP, Comprehensive Planning Manager  
 Tuesday, September 15, 2009 Planning and Zoning Commission Meeting



Ryan Spencer, Comprehensive Planning Manager

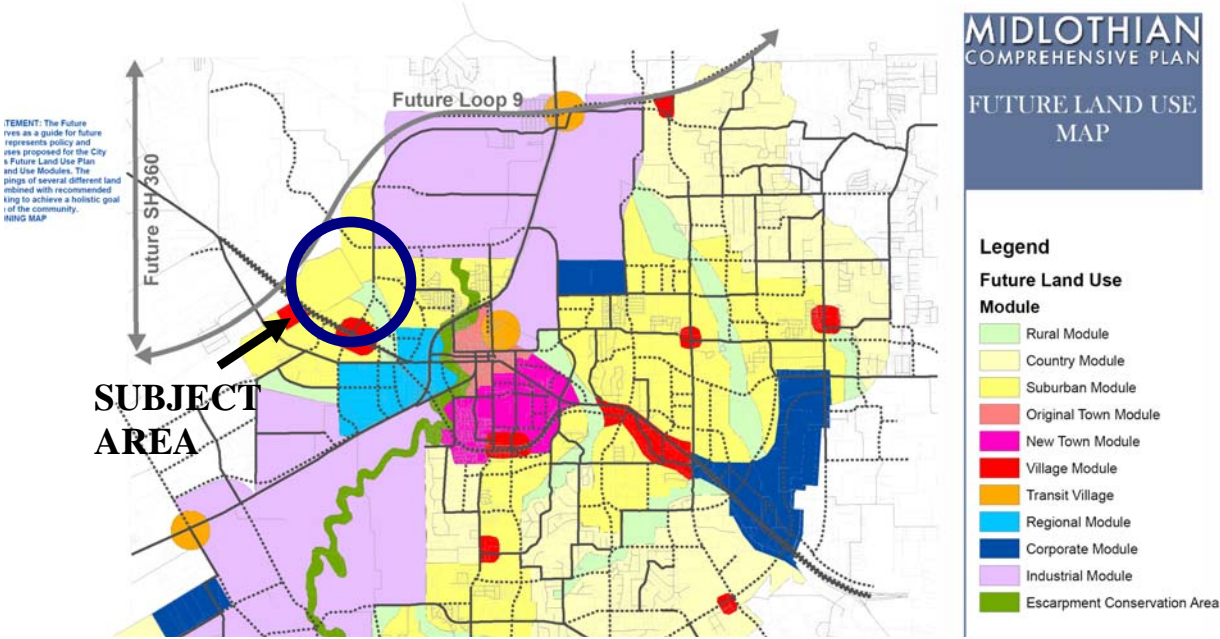
**REVIEWED BY:**

John Garfield, AICP, Director of Planning  
 Tuesday, September 15, 2009 Planning and Zoning Commission Meeting

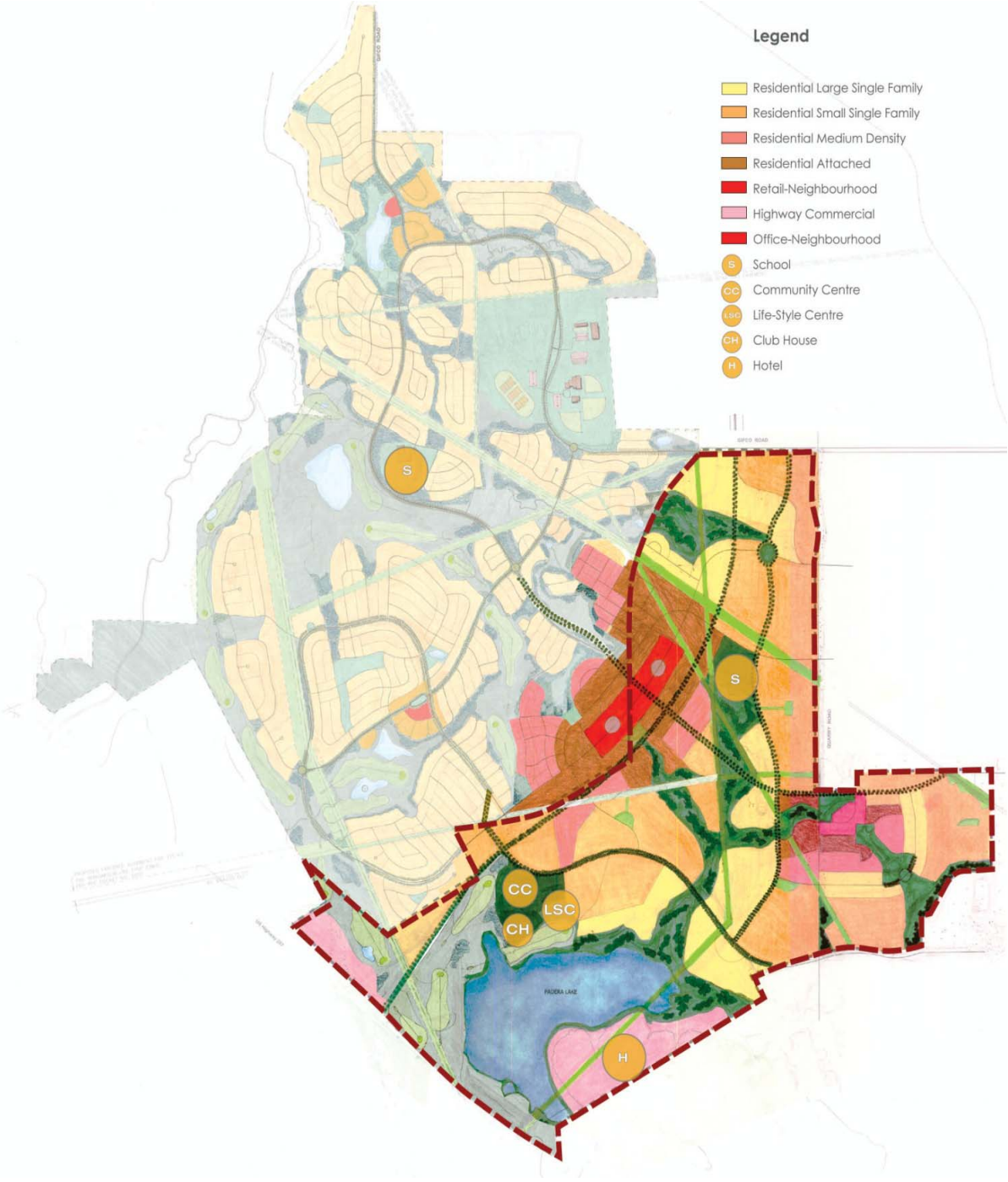


John A. Garfield, AICP  
 Director of Planning

Proposed Future Land Use Map



Conceptual Land Use Plan – Windsor Hills





Conceptual Village Layout

