

**MINUTES
PLANNING AND ZONING COMMISSION
TUESDAY, JANUARY 16, 2024**

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:

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| Scott Koehler | § | Vice-Chairman |
| Lee Skinner | § | Commissioner |
| Ross Weaver | § | Commissioner |
| Ron Bland | § | Commissioner |
| Mark Hill | § | Commissioner |
| Dan Altman | § | Commissioner |

The following Commissioners were absent:

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| Maurice Osborn | § | Chairman |
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**Commissioner (Dan) Altman was not present for the Consent Agenda and Regular Agenda. He was present for the Public Hearing agenda items 007-009.*

REGULAR AGENDA

Call to Order and Determination of Quorum.

001 Citizens to be heard-The Planning & Zoning Commission invites citizens to address the Commission on any topic not already scheduled for a Public Hearing. Citizens wishing to speak should complete a "Citizen Participation Form" and present it to City Staff prior to the meeting. In accordance with the Texas Open Meetings Act, the Commission cannot act on items not listed on the agenda.

There were no public speakers to be heard.

002 Staff review of the cases that were heard by City Council in the last sixty (60) days.

003 Election of Officers

Commissioner Weaver motioned for agenda item #005 to be moved to next months meeting. Motion was seconded by Commissioner Skinner and carried unanimously (5-0).

CONSENT AGENDA

004 Consider the minutes for the Planning and Zoning Commission meeting dated:
 • December 19, 2023

Commissioner Weaver requested agenda item #005 to be removed from the consent agenda. Staff presented the agenda item# 005 and welcomed questions from the Commissioners. Commissioner Weaver moved to approve agenda item as presented. Motion was seconded by Commissioner Skinner and carried unanimously (5-0).

REGULAR AGENDA

- 005** Consider and act upon a request for a Preliminary Plat for Main Street Towne Crossing, being +/-71.737 acres out of the J. Sharkey Survey, Abstract No. 1065, J.T. Rawls Survey, Abstract No. 933, and the W.P. Kerr Survey, Abstract No.609, City of Midlothian, Ellis County, Texas. The property is generally located on West Main Street, east of U.S. Highway 67. (Case No. PP05-2023-074).

PUBLIC HEARINGS

- 006** Conduct a public hearing and consider and act upon an ordinance for a Specific Use Permit (SUP) for a building wall sign on the rear façade of the building. The property is presently zoned Single-Family Tree (SF-3) District. The property is located on +19.384 acres, Lot 1A, Block 1 of First Baptist Church. (Case No. SUP24-2023-132).

Staff presented the agenda item and welcomed questions from the Commissioners. Commissioner Weaver moved to close the public hearing. Motion was seconded by Commissioner Hill and carried unanimously (5-0). Commissioner Weaver moved to approve agenda item #006 as presented. Motion was seconded by Commissioner Skinner and carried unanimously (5-0).

- 007** Conduct a public hearing and consider and act upon an ordinance amending the zoning of +/-4.7 acres within the B.F. Hawkins Survey, Abstract 464, from a Commercial © District to a Planned Development District to allow for the construction of two (2) hotel buildings and establish use and development regulations in reference to the new use. The property is generally located at the northeast corner of Methodist Way and U.S. Highway 287 Service Road (Case No. Z33-2023-125)

Staff presented the agenda item and welcomed questions from the Commissioners. Commissioner Bland moved to close the public hearing. Motion was seconded by Commissioner Skinner and carried unanimously (6-0). Commissioner Weaver motioned to deny agenda item #007. The motion failed for lack of a 2nd. Commissioner Skinner moved to approve agenda item #007 as presented. Motion was seconded by Commissioner Hill and carried unanimously (4-2).

- 008** Consider and act upon an ordinance relating to the use and development of two lots being .273+/- and .351+/- acres of land situated in the R Horton Survey, Abstract 508, respectively and commonly known as 503 and 505 South 9th Street, and by changing the zoning from Residential Three (R-3) District to an Urban Village Planned Development (UVPD) District for professional office uses. (Case No. Z35-2023-133)

Staff presented the agenda item and applicant Jim Mentzel welcomed questions from the Commissioners. Commissioner Weaver moved to close the public hearing. Motion was seconded by Commissioner Altman and carried unanimously (6-0). Commissioner Weaver moved to approve agenda Item# 008 as presented with the condition that City Attorney Kevin Laughlin clean up the language to clarify parking spots per tract. Motion was seconded by Commissioner Altman and carried unanimously (6-0).

- 009** Conduct a public hearing and consider and act upon an ordinance amending the City of Midlothian Texas Code of Ordinances by amending Chapter 10 titled "Subdivision Regulations" by adding a new article 10.05 titled "Parkland Dedication and Dedication Fees" to provide requirement for new development to contribute to the

creation and enhancement of parks and open spaces throughout the City (Case No. OZ06-2023-96).

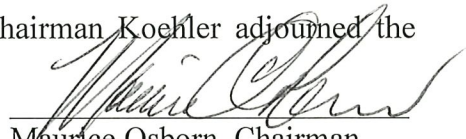
Staff presented the agenda item and welcomed questions from the Commissioners. Commissioner Weaver moved to close the public hearing. Motion was seconded by Commissioner Bland and carried unanimously (6-0). Commissioner Weaver moved to approve agenda Item# 009 as presented with the conditions with listed below. Motion was seconded by Commissioner Hill and carried unanimously (6-0).

1. Provide a definition for the phrase “near a park.
2. Address and clarify the requirement for open space in a residential PD in reference to this amendment.
3. Include a sample calculation for land dedication.

MISCELLANEOUS DISCUSSION.

- Staff and Commissioner Announcements
- Adjourn

With there being no further business to discuss, Vice-Chairman Koehler adjourned the meeting at 7:11 p.m.


Maurice Osborn, Chairman

ATTEST:


Mary Elliott, Planning Director