

**NOTICE OF A SCHEDULED MEETING FOR THE  
CITY OF MIDLOTHIAN  
PLANNING AND ZONING COMMISSION  
TUESDAY, AUGUST 19, 2014**

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

**CAPITAL IMPROVEMENT ADVISORY COMMITTEE / 6:00 PM  
ADMINSTRATIVE CONFERENCE ROOM**

The Commissioners will convene as the Capital Improvement Advisory Committee (CIAC).

**WORKSHOP  
IF TIME ALLOWS**

- Election of Officers
- Review technical issues with the items on the August 19, 2014, Planning and Zoning Commission Agenda

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

**CONSENT AGENDA**

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

- July 15, 2014
- July 29, 2014

**2. Consider and act upon a final plat for Horizon Estates containing ± 25.576 acres.** Property being out of the E. C. Newton Survey, Abstract 791 and is generally located on the north side of Cynthia Drive and east of Willow Crest Drive, in the City of Midlothian, Texas (Case No. FP12-2013-93)

**3. Consider and act upon a final plat of the remaining phases 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. FP13-2013-102)

**REGULAR AGENDA**

**4. Consider and act upon a Preliminary Plat of 212.027 acres zoned Planned Development (PD-69) District for all uses permitted in the Heavy Industrial (HI) District.** Said property is located west and south of Miller Road and north and west of US Highway 67 in the City of Midlothian, Texas. (Case No. PP16-2013-95)

**5. Consider and act upon a request for a minor plat (Case No. MP02-2013-104), a variance to Section 6.14.3 of the Subdivision Regulations regarding driveway access onto arterial thoroughfares (Case No. M18-2013-106), and a variance to Section 13.03.003 of the Midlothian Code of Ordinances regarding sewer connections (Case No. M017-2013-105), for McAlpin Manor, Phase 3 Addition.** Property being out of the J.E. Poindexter Survey, Abstract 882, and containing ± 3.829 acres and is located on the southwest side of McAlpin Road, approximately ±1,721 feet north of FM 875 in the City of Midlothian, Texas.

**6. Consider and act upon a preliminary plat for Dove Creek containing ± 175.876 acres.** Property is in the A. Howell Survey, Abstract No. 525, the G. Garcia Survey, Abstract No. 419, the J.D. Enlow Survey, Abstract No. 346, and the M. Brenan Survey, Abstract 43. Property is generally located south of McAlpin Road and ± 2,500 feet east of FM 663, in the City of Midlothian, Texas (Case No. PP14-2013-87)

**7. Consider and act upon the site plan, building elevations, and landscape plans for an addition to Life Church.** Property is zoned PD-10A and contains ± 6.804 acres, located at 620 N Highway 67, in the City of Midlothian, Texas (Case No. SP06-2013-97)

**8. Consider and act upon a request for a minor plat (Case No. MP03-2013-108) and a variance to Section 6.14.3 of the Subdivision Regulations (driveway access onto a minor thoroughfare) (Case No. M19-2013-109), for Lewis-Mt. Zion Addition.** Property being out of the B.G. Garvin Survey, Abstract 396,

and containing ± 2.0 acres and is located north of the intersection of Mt. Zion Road and Somerset in the City of Midlothian, Texas.

**9. Consider and act upon a preliminary plat of Enclave at Lawson Farms.** Property contains ±20 acres in the M. B. Survey, Abstract No. 43 and located south of the existing Lawson Farms subdivision and west of the Midlothian Community Park in the City of Midlothian, Texas (Case No. PP17-2013-101)

#### PUBLIC HEARING

**10. Conduct a public hearing to consider and act upon an amendment to the City of Midlothian Zoning Ordinance, 2013-24, as amended, to extend the boundaries and adopted regulations of Lawson Farms Planned Development (PD-21), approved under Ordinance 2003-49, as amended,** by rezoning ± 20 acres from the current Agricultural (A) District to PD-21. Property is located in the Martha Brennan, Survey Abstract No. 43 and located east of FM 663 and 600 feet north of Ashford Lane (south of the existing Lawson Farms subdivision and west of the Midlothian Community Park), in the City of Midlothian, Texas (Case No. Z22-2013-100)

**11. Conduct a public hearing to consider and act upon an ordinance to amend the City of Midlothian Zoning Ordinance 2013-24, as amended,** by rezoning ± 213.897 acres from the current Agricultural (A) District to a Single Family One (SF-1) District. 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. Z21-2013-99)

**12. Conduct a public hearing to consider and act upon a request to rezone Planned Development District No 62 (PD-62) for single family residential uses by expanding said PD-62, and its adopted regulations, with the addition of 63.789 acres of land** for residential uses (single family lots ranging from 8,000 SF to 14,000 SF) and open spaces. The subject 63.789 acre expansion property is currently zoned Agricultural (A) District and is generally located on the west side of Walnut Grove Road, approximately 2,300 feet south of FM 1387 in the City of Midlothian, Texas. (Case No. Z20-2013-96)

**13. Conduct a public hearing to consider and act upon an ordinance to amend the City of Midlothian Zoning Ordinance 2013-24, as amended,** by rezoning ± 33.29 acres from the current Agricultural (A) District to a Planned Development (PD) District for residential uses (single family lots ranging from 9,600 SF to 18,000 SF +) and open spaces. Property is in the Asa Newton Survey, Abstract No. 802 and generally located at the northeast intersection of FM 663 and Tower Road, in the City of Midlothian, Texas (Case No. Z18-2013-89)

**14. Conduct a public hearing and act upon a replat of H.E. Redden Estates, Lots 2.** Property contains ± 4.915 acres and located east of Bryson Lane and approximately 1,860 feet north of FM 1387 in the extraterritorial jurisdiction of City of Midlothian, Texas. (Case No. RP03-2013-98)

#### MISCELLANEOUS DISCUSSION

- Staff and Commissioner Announcements
- Adjourn

I, Kevin Lasher, Director of Planning for the City of Midlothian, Texas, do hereby certify that this Notice of a 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 15th day of August, 2014, at or before 6:00 P.M.

  
Kevin Lasher, Planning Director