

**NOTICE OF A SCHEDULED MEETING FOR THE
CITY OF MIDLOTHIAN
PLANNING AND ZONING COMMISSION
TUESDAY, SEPTEMBER 16, 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 Council Chamber of City Hall, 104 West Avenue E, Midlothian, Texas

WORKSHOP / 6:00 PM

- Review technical issues with the items on the September 16, 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:

- August 19, 2014

REGULAR AGENDA

- 2. Consider and act upon a site plan and building elevations for the Courtyard by Marriott, a proposed hotel facility containing approximately 58,745 square feet of building area.** The site plan area is located on approximately 1.83 acres of land zoned Planned Development-30 (PD-30), being situated within the Midlothian Addition No. 2, Lot 1-R, Block 1, and being more specifically located at the southeast quadrant of U.S. Highway 287 and South 14th Street, in the City of Midlothian, Texas. (Case No. SP08-2013-116)
- 3. Consider and act upon the site plan, landscape plan, and building elevations for Midlothian Crossing, Lot 4R, Block 2,** and containing \pm 1.05 acres, located in the Planned Development 34 (PD-34) District, and generally located at the southeast intersection of Eric Street and West Main Street (Bus. Hwy 287), in the City of Midlothian, Texas (Case No. SP07-2013-114)

PUBLIC HEARING

- 4. 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 \pm 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) *Project Name: Hartson Tract*
- 5. Conduct a public hearing to consider and act upon an ordinance amending the City of Midlothian Zoning Ordinance No. 2013-24, as amended, and amending Ordinances 2014-10 and 2014-25,** establishing Planned Development (PD-66) District for single family residential uses for McAlpin Manor, by amending land use provisions and expanding said PD-66 into \pm 3.829 acres composed of three (3) single family lots. The subject property is situated in the J. Poindexter Survey, Abstract 882 and is generally located south and west of McAlpin Road, \pm 1,681 feet north of FM 875, in the City of Midlothian, Texas. (Case No. Z23-2013-103) *Project Name: McAlpin Manor*
- 6. Continue a public hearing and act upon a replat of H.E. Redden Estates, Lots 2.** Property contains \pm 4.915 acres located east of Bryson Lane and \pm 1,860 feet north of FM 1387, in the City of Midlothian, Texas. (Case No. RP03-2013-98)
- 7. Conduct a public hearing and act upon a Specific Use Permit (SUP) request from David Greeson to allow a soccer/athletic facility at 241 Masters Lane.** Property is currently zoned Single Family Three (SF-3) District, and contains \pm 4.672 acres in Twin Creeks, Unit 4, Lot 33R, Block 4, in the City of Midlothian, Texas. (Case No. SUP05-2013-117)
- 8. Conduct a public hearing and act upon a Specific Use Permit (SUP) request for Beef O'Brady Restaurant.** Property is currently zoned Community Retail (CR) District, and contains \pm 1.316 acres, being in the William Hawkins Survey, Abstract No. 465 and the B.F. Hawkins Survey, Abstract No. 464, and generally located south of George Hopper Road \pm 500 feet east of Silken Crossing, in the City of Midlothian, Texas. (Case No. SUP04-2013-115)

PUBLIC HEARING CONTINUED

9. **Conduct a public hearing to consider and act upon an ordinance amending the City of Midlothian Zoning Ordinance 2013-24, as amended**, by rezoning \pm 4.374 acres from the current Planned Development No. 33 (PD-33) District for multi-family and retail uses to a Planned Development District (PD) for residential townhome uses. Property is located in the W. M. Hawkins Survey, Abstract 465, being located north of East Ridge Drive and \pm 400 feet east of North 14th Street, in the City of Midlothian, Texas (Case No. Z06-2013-30) *Project Name: Maple Ridge Townhomes*
10. **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 amending and 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, \pm 2,300 feet south of FM 1387 in the City of Midlothian, Texas. (Case No. Z20-2013-96) *Project Name: The Grove*
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 \pm 33.29 acres from the current Agricultural (A) District to a Planned Development (PD) District for residential uses (single-family \pm 30.071 acres) and open spaces (\pm 2.219 acres). Property is situated in the ASA Newton Survey, Abstract No. 802 and generally located at the intersection of F.M. 663 and Tower Road, in the City of Midlothian, Texas (Case No. Z18-2013-89) *Project Name: Thomas Trail Estates*
12. **Conduct a public hearing and act upon an amendment to Section 3.5500 of the City of Midlothian Zoning Ordinance (Ordinance 2013-24, as amended)**. The purpose of this amendment is to revise the development standards for all single-family residential zoning districts. (Case No. OZ05-2013-121)

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 12th day of September, 2014, at or before 6:00 P.M.



Kevin Lasher, Planning Director