

**NOTICE OF A REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF MIDLOTHIAN, TEXAS
TUESDAY, JULY 17, 2007**

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

WORKSHOP – 6:00 PM

- Discuss Technical Issues regarding July 17, 2007 Agenda Items
- Discuss City Council Agenda Items (Past and Present)
- Discuss rules and regulations of the Planning Commission

REGULAR AGENDA – 7:00 PM

1. Administration of Planning and Zoning Commissioner Oath:
 1. Jon Payne
 2. Denise Wright
2. Election of Officer:
 1. Chairman
 2. Vice Chairman
 3. Secretary
3. **Consider/discuss and act upon a minor plat of Anderson Place (Case No. MP11-2006-121)**

Property contains ± 7.23 acres in the James Coldiron Survey, Abstract No. 224, and is generally located west of Bryson and ± 2,207 feet south of W. Highland, in the Extraterritorial Jurisdiction, in the City of Midlothian, Texas
4. **Consider/discuss and act upon a preliminary plat of Gateway Church Addition, Lot 1, Block 1 (Case No. PP09-2006-122) (see Case No.Z10-2006-123)**

Property contains ± 5.267 acres in the A.W. Tucker Survey, Abstract No. 1096, and is generally located at the northwest corner of intersection of FM 1387 and Walnut Grove Road, in the City of Midlothian, Texas

PUBLIC HEARINGS

5. **Conduct a public hearing to consider a rezoning request of the Gateway Church Addition Lot 1, Block 1 currently zoned Agricultural (A) and Single Family one (SF-1) Districts to a Planned Development (PD) District (Case No. Z10-2006-123) (see Case No.PP09-2006-122)**

Property contains ± 5.267 acres in the A.W. Tucker Survey, Abstract No. 1096, and is generally located northwest corner of FM 1387 and Walnut Grove Road, in the City of Midlothian, Texas
6. **Conduct a public hearing to consider/discuss and act upon a replat of Shiloh Grove, Block A, lots 3, 4, and 5, into Shiloh Grove, Lots 3R & 5R, Block A (Case No. RP13-2006-124)**

Property contains ± 4.173 acres, and is generally located north of Judy Drive and ± 657 feet west of Pleasantville, in the Extraterritorial Jurisdiction, of the City of Midlothian, Texas
7. **Continue a public hearing to consider and act upon a replat of Duvall Farm, Lot 1 into Duvall Place Addition, Lots 1-11, Block 1 (Case No. RP11-2006-96)**

PUBLIC HEARINGS CONTINUED:

Property contains ± 13.698 acres, and is generally located west of Plainview Road and east of Ledgestone Lane, in the Extraterritorial Jurisdiction, of the City of Midlothian, Ellis County, Texas

- 8. Continue a public hearing to consider a rezoning request of Original Town, Block 29, Lot 2, currently zoned General Professional (GP) District and requesting a rezone to a Urban Village Planned Development (UVPD) District for general professional office uses (Case No. Z05-2006-99)**

Property contains ± 0.158 acres is generally located 236 feet south of West Main Street and west of South 6th Street, in the City of Midlothian, Texas

- 9. Conduct a public hearing and act upon a request to amend the current Specific Use Permit (SUP) for Mentzel Addition, Lot 1, Block 1, Ordinance No. 2005-23 (Case No. SUP06-2006-119)**

The property owner is requesting to amend the current Sign Regulations set forth in SUP Ordinance 2005-23. Property contains ± 0.198 acres and is generally located west of South 9th Street and 98 feet north of Cemetery Road, in the City of Midlothian, Texas

- 10. Continue a public hearing and act upon a rezoning request from Fulson Midlothian Partners, LP on property currently zoned Single Family One (SF-1) and Commercial (C) to a proposed Planned Development (PD) District with residential uses (± 130 acres), Commercial/Community Retail/Multi-family Uses (± 83 acres), Commercial/Community Retail uses (± 106 acres), Mixed-Use District (± 96 acres), and open space (± 127 acres) (Case No. Z07-2006-104)**

Property contains ± 560.44 acres, in the J.B. Littlepage Survey, Abstract No. 643, the John Sharkey Survey, Abstract No. 1065, the John Chamblee Survey, Abstract No. 192, Allen Reeves Survey, Abstract No. 939, and the M.E.P. Railroad Company Survey, Abstract No. 761, and is generally located north of US Highway 287 and west of US Highway 67, in the City of Midlothian, Texas

- 11. Continue a public hearing and act upon a request to approve a rezoning request of the Redden Tract, currently zoned Single Family Three (SF-3) to a proposed Planned Development (PD) District with residential lot sizes ranging from 2,500 to at least 14,000 square feet (± 248.56 acres), a mixed-use for retail & office (± 12.02 acres) and an office park (± 38.4 acres) and green open space (Case No. Z06-2006-100)**

Property contains ± 299.42 acres, in the C. Jenkins Survey, Abstract No. 555, the C. Jenkins Survey, Abstract No. 456, the W.J. Ely Survey, Abstract No. 1333, B. Monroe Survey, Abstract 700, W.G. Stewart Survey, Abstract No. 1245, and the F.E. Witherspoon Survey, Abstract No. 1188, and is generally located south of FM 1387 and ± 3,150 feet west of Walnut Grove Road, in the City of Midlothian, Texas

- 12. Conduct a public hearing to consider a rezoning request of the Harding G. Calvert Tract currently zoned Agricultural (A) and Single Family Two (SF-2) Districts to a Planned Development (PD) District (Case No. Z09-2006-120)**

Property contains ± 106 acres in the Amasa Howell Survey, Abstract No. 525, and is generally located east of F.M. 663 and 218 feet south of Hill Meadow, in the City of Midlothian, Texas

PUBLIC HEARINGS *CONTINUED*

- 13. Continue a public hearing and act upon a request to approve a Specific Use Permit (SUP) for Ash grove H-1H (#8H) Gas Well (Case No. SUP09-2005-129)**

To allow a gas well drilling site on property currently zoned Light Industrial (LI) District. Property contains ± 4.00 acres, in the Henry K. Hendricks Survey, Abstract No. 485 and is generally located west of U.S. Hwy. 67 and south of Gifco Road, in the City of Midlothian, Texas

- 14. Conduct a public hearing and act upon a request to approve a Specific Use Permit (SUP) for Ash grove H-2H Gas Well (Case No. SUP07-2006-125)**

To allow a gas well drilling site on property currently zoned Light Industrial (LI) District. Property contains ± 4.00 acres, in the Henry K. Hendricks Survey, Abstract No. 485 and is generally located west of U.S. Hwy. 67 and south of Gifco Road, in the City of Midlothian, Texas

- 15. Conduct a public hearing and act upon a request to approve a Specific Use Permit (SUP) for Ash grove H-3H Gas Well (Case No. SUP08-2006-126)**

To allow a gas well drilling site on property currently zoned Light Industrial (LI) District. Property contains ± 2.00 acres, in the Henry K. Hendricks Survey, Abstract No. 485 and is generally located west of U.S. Hwy. 67 and south of Gifco Road, in the City of Midlothian, Texas

- 16. Conduct a public hearing to consider a rezoning request of MISD Sudith Lane Addition, Lots 1 & 2, Block 1, currently zoned Agricultural (A) District to a General Professional (GP) District (Case No. Z08-2006-114) (see Case No.FP09-2006-117)**

Property contains ± 91.594 acres in the A.S. Jenkins Survey, Abstract No. 554, and is generally located east of Sudith Lane and ± 716 feet south of Somerset, in the City of Midlothian, Texas

- 17. Conduct a Public Hearing and act upon an ordinance regarding amendments to the city of Midlothian Zoning Ordinance 89-13, as amended (Case OZ04-2006-115)**

To consider proposed amendments and changes to the City of Midlothian Zoning Ordinance 89-13, as amended: Article 4, Section 4, (Use Table); Article 6, Section 6.4 (Specific Use Permit); and, any other corresponding additions, deletions or changes to various Sections, Articles and Provisions contained in said Zoning Ordinance; and, establishing an effective date

- 18. Conduct a Public Hearing and act upon an ordinance regarding amendments to the city of Midlothian Zoning Ordinance 89-13, as amended (Case OZ05-2006-116)**

To consider proposed amendments and changes to the City of Midlothian Zoning Ordinance 89-13, as amended: Article 5, Section 10-3, (General Professional (GP) District, Area Regulations); Article 5, Section 11-3 (Community Retail (CR) District, Area Regulations); Article 5, Section 13-3 (Commercial (C) District, Area Regulations); and Article 5, Section 14-3 (Light Industrial (LI) District Area Regulations); and, any other corresponding additions, deletions or changes to various Sections, Articles and Provisions contained in said Zoning Ordinance; and, establishing an effective date

CONSENT AGENDA

- 19. Consider/discuss and act upon a final plat of MISD Sudith Lane Addition Lots 1, Block 1 (Case No. FP09-2006-117) (see Case No. Z08-2006-114)**

Property contains ± 12.742 acres in the A.S. Jenkins Survey, Abstract No. 554, and is generally located east of Sudith Lane and ± 716 feet south of Somerset, in the City of Midlothian, Texas

- 20. Consider and Take Action on Planning and Zoning Commission Minutes Dated:**

June 19, 2007

MISCELLANEOUS DISCUSSION

- Staff and Commissioner Announcements
- Adjourn

I, Alberto Mares, Current Planning Manager 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 13th day of July, 2007, at or before 5:00 P.M.

Alberto Mares, AICP
Current Planning Manger

ATTEST: _____
Kathleen Hamilton, Executive Asst.
to the Deputy City Manager