

**NOTICE OF A SCHEDULED MEETING FOR THE  
CITY OF MIDLOTHIAN  
PLANNING AND ZONING COMMISSION  
TUESDAY, FEBRUARY 16, 2016**

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 Chambers of City Hall, 104 West Avenue E, Midlothian, Texas.

**WORKSHOP / 6:00 PM**  
*ADMINISTRATIVE CONFERENCE ROOM*

- Review technical issues with the items on the February 16, 2016 Planning and Zoning Commission Agenda.
- Receive update on City Council Cases.
- Receive update on Annexation and Comprehensive Plan

**PLANNING AND ZONING COMMISSION MEETING / 7:00 PM**  
*CITY COUNCIL CHAMBERS*

**CONSENT AGENDA**

1. **Consider and act upon the Planning and Zoning Commission Minutes Dated:**
  - January 19, 2016
2. **Consider and act upon a Final Plat for The Farmstead in Midlothian**, being approximately 23 lots zoned Planned Development No. 76 (PD-76) for mixed-use retail and commercial uses on 31.24 ± acres of land situated in the George T. Holman Survey, Abstract No. 460, and the H.F. Hinkley Survey, Abstract No. 459, located on the east side of N. 9th Street, 865 ± feet north of Henderson Street, in the City of Midlothian, Ellis County, Texas (Case No. FP10-2015-38).
3. **Consider and act upon a Final Plat for Lot W1 of The Farmstead in Midlothian**, being zoned Planned Development No. 76 (PD-76) for mixed-use retail, commercial and wedding venue uses on 11.299 ± acres of land situated in the George T. Holman Survey, Abstract No. 460, and the H.F. Hinkley Survey, Abstract No. 459, located on the east side of N. 9th Street, ± 965 feet north of Henderson Street, in the City of Midlothian, Ellis County, Texas (Case No. FP09-2015-37).
4. **Consider and act upon a final plat of the Qualico Steel Addition.** Property contains ± 37.9536 acres in the John Chamblee Survey, Abstract No. 192 and the Caudrilla Irrigation Co. Survey, Abstract No. 1206 being generally located at the northeast corner of US Highway 67 and Miller Road (Case No. FP11-2015-45).

**PUBLIC HEARING**

5. **Continue a public hearing and act upon an ordinance to rezone ± 914.8 acres from the current Agricultural (A) District and Planned Development District No. 11 (PD-11)** containing single family residential, multifamily residential, retail, office and heavy industrial uses to a Planned Development District No. 84 (PD-84) for Windsor Hills containing single family residential, retail, office, and community facilities. Property is in the M.E.P. & P.R.R. Co. Survey, Abstract No. 761, the Allen Reeves Survey, Abstract No. 939, the B.F. Berry Survey, Abstract No. 157, the Joseph Stewart Survey, Abstract No. 961, and the J. Jones Survey, Abstract No. 583, located on the northeast corner of Kimble Road and U.S. Highway 287 (Case No. Z11-2014-88).

6. **Conduct a public hearing to consider and act upon an ordinance to rezone 243.329± acres** partially situated within the Harrison F. Hinkley Survey, Abstract No. 459, and the George T. Holman Survey, Abstract No. 460, City of Midlothian, Ellis County, Texas, from Light Industrial (LI) District to a Planned Development District No. 81 (PD 81) for land uses permitted within the Heavy Industrial (HI) District, with certain land uses permitted in the HI District being prohibited; said acreage being located at the most southeastern corner of Midlothian Parkway and U.S. Highway – 67. (Case No. Z06-2015-33).
  
7. **Consider and act upon an ordinance to rezone ± 5.844acres from the current Single Family-One (SF-1) District to a Planned Development District No. 82 (PD 82) for Clifton Place containing residential uses and common space.** Property is addressed as 6440 F.M. 1387 situated within Dustin Manor, Lot 2 and located ±140 feet west of Branchwood Drive (Case No. Z08-2015-40).
  
8. **Conduct a public hearing to consider an appeal to allow a single-wide garage door, in lieu of the required two separate garage door,** as specified in Planned Development No. 39 (PD-39) for an existing single family residence platted as Lot 1A of Block “F,” Texanna Ranch. Property is addressed as 7202 King Ranch Court (Case No. M09-2015-39).
  
9. **Consider and act upon an amendment to Ordinance No. 2015-15, establishing Planned Development District No. 77 for Four Trees Addition,** containing ± 195.716 acres, by adding additional requirements pertaining to landscaping and fencing standards, to the establishment of a mandatory home owners association, and to the establishment of a Public Improvement District. Said acreage being situated in the E. Bryson Survey, Abstract 117, and the John Crane Survey, Abstract 246, being located at the northeast corner of future North Walnut Grove Road and West Shiloh Road, in the City of Midlothian, Texas. (Case No. Z09-2015-42)

#### WORKSHOP

- Receive a presentation from representatives of Pilot/Flying J regarding a contemplated truck stop facility for the corner of U.S. Highway 287 and Main Street (formerly Old Fort Worth Road).

#### MISCELLANEOUS DISCUSSION

- Staff and Commissioner Announcements
- Adjourn

I, Kevin Lasher, Planning Director 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 12<sup>th</sup> day of February, 2016, at or before 6:00 P.M.

  
 Kevin Lasher, Planning Director