

**NOTICE OF A SCHEDULED MEETING FOR THE
CITY OF MIDLOTHIAN
PLANNING AND ZONING COMMISSION
TUESDAY, NOVEMBER 15, 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**

1. Discuss and update on the recent 90 day annexations adopted November 1, 2016 by City Council.
2. Discuss the following cases that were heard by City Council in the last thirty days:
 - A. **Case Z25-2015-132:** Ordinance creating Planned Development for Multi-Family (MF) uses and Community Retail (CR) uses for ± 12 acres out of the W. Hawkins Survey, Abstract No. 465 generally located at the northeast corner of S. 14th street and George Hopper Road.
 - B. **Case No. Z23-2015-128:** Ordinance creating Planned Development District No. 88 (PD 88) for Commercial (C) uses for 1.623± acres located in Roark Addition, Lot 4 generally located on U.S. Highway 67 between Henderson Street and East Ridgeview Drive.
 - C. **Case No. SUP-05-2015-125:** Ordinance granting a Specific Use Permit (SUP) for a car dealership on ± 3.842 acres located in Walnut Grove Center South, Lot 1, Block 1, generally located at 4610 East Highway 287.
 - D. **Case No. Z02-2017-03:** Ordinance rezoning ±1.59 acres out of the Martha Brenan Survey, Abstract No. 43, located at 3851 FM 663 to Commercial (C) District and amending Ordinance No. 2013-42, establishing a Specific Use Permit (SUP) for a mini storage warehouse facility.
 - E. **Case No. OZ02-2015-115:** Ordinance amending definition for “truck stop” in Section 100 of the City of Midlothian Zoning Ordinance.
 - F. **Case No. OZ01-2017-10:** Ordinance amending Section 1.48 of the City of Midlothian Zoning Ordinance relating to the designation of zoning districts for newly annexed areas in conformance with the Future Land Use Map of the City’s current Comprehensive Plan document.
 - G. **Case No. M03-2015-12:** Ordinance amending Article 10.03 “Impact Fees” of the City of Midlothian Code of Ordinances by adding a definition for “impact fee study” and amending the definitions of “land use assumptions” and “land use equivalency tables”; amending and updating land use assumptions, service areas, capital improvements plan, equivalency tables and impact fee Schedules 1 and 2, thereof, for water, wastewater and roadway facilities.
 - H. **Case No. Z22-2015-127:** Ordinance amending development standards for Shady Valley Estates, Planned Development District No. 28.

- I. **Case Z01-2017-02:** Ordinance rezoning \pm 1.6761 acres located in the Town Centre at the Meadows, Lots 2 and Part of Lot 1 generally located at 114 Roundabout Street from Planned Development No. 6 (PD-6) to Planned Development District for Community Retail (CR) and General Professional (GP) uses, including an animal hospital/veterinarian clinic.
 - J. **Case No. OS01-2017-13:** ordinance amending the City of Midlothian Subdivision Ordinance, specifically Section 4.14 (Final Plats), Section 5.10 (Inspection), Section 6.14 (Lots), and Section 7.13 (Variances) relating to the authority of the Planning and Zoning Commission and City Council to review and act on certain variance and waiver requests to the Subdivision Ordinance.
3. Discuss regular meeting dates for Calendar Year 2017.

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

Call to Order and Determination of quorum, Invocation and Pledge of Allegiance.

1. **Consider the minutes for the Planning and Zoning Commission meeting dated:**
 - October 18, 2016
2. **Consider and act upon the 2017 regular scheduled meeting dates for the Planning and Zoning Commission.** (Case No. M05-2017-23)
3. **Consider and act upon a request for an on-site sewage facility (septic system) waiver for Carroll's Lake Addition.** Property contains \pm 12.508 acres, Lot 1 out of Carroll's Lake Addition and 11.455 out of the J. Chamblee Survey, Abstract No. 192, being generally located east of 223 Miller Road, in the City of Midlothian. (Case No. M04-2017-22)
4. **Conduct a public hearing and consider and act upon an ordinance amending the City of Midlothian Zoning Ordinance,** specifically Section 1.09 (Plat Required Prior to Building Permit), Section 1.42 (Duties of the City Council), Section 3.5401 (Landscaping Requirements for Single Family Residential Uses, attached and detached), Section 3.5402 (Landscaping Requirements for Multifamily Uses. apartments, triplex, fourplex, townhomes, etc.), Sections 3.5502 and 4.5504 (Procedure for Determining Alternative Exterior Materials), Section 4.5205 (Off-street Loading / Dumpster Screening), Section 4.5602 (Off-street Parking Requirements), Section 4.5605 (Driveway Spacing and Design), Section 4.5841 (Signs located in General Professional (GP), Community Retail (CR), or Commercial (C) Districts), Section 4.5844 (Signs Located in Light Industrial (LI), Medium Industrial (MI), Heavy Industrial (HI) districts), Section 5.112 (Revisions of the Site Plan and Development Schedule), Section 5.213 (Criteria for Residential Uses in the CBD) and Section 100.200 (Masonry Definitions) relating to the authority of the Planning and Zoning Commission and City Council to review and act on certain variance and waiver requests to the Midlothian Zoning Ordinance. (Case No. OZ02-2017-11)

5. **Conduct a public hearing and consider an ordinance rezoning 0.80± acres** out of the W. Hawkins Survey, Abstract 465, generally located on east side of South 14th Street, ± 663 feet south of East Main Street from Planned Development 36 (PD-36) and Single Family Three (SF-3) Zoning District to a Planned Development District for General Professional (GP) and Community Retail (CR) for office and retail uses, and adopting development regulations, a site plan, a landscaping plan, and building elevations. (Case No. Z03-2017-15)

6. **Conduct a public hearing and consider an ordinance rezoning 812.4± acres** out of the M.E.P. & P.R.R. Co. Survey, Abstract No. 761, the Allen Reeves Survey Abstract 939, the B.F. Berry Survey, Abstract No. 157, the Joseph Stewart Survey, Abstract No. 961, and the J. Jones Survey, Abstract No. 583, from Agricultural (A) District, Single Family One (SF-1), and Planned Development 11 (PD-11), to a Planned Development District for single family residential, retail, office, community facilities, and open space uses with a base zoning of Single Family Two (SF-2), Community Retail (CR), and General Professional (GP) and adopting development regulations, a site plan, a fencing and screening plan, a landscaping and amenity plan, and sign regulations, being located north of the intersection of US Highway 287 and Kimble Road (Case No. Z11-2014-88).

MISCELLANEOUS DISCUSSION

- Staff and Commissioner Announcements
- Adjourn

Note: The Commission may go into a closed meeting at any time pursuant to Texas Government Code §551.071 (2) to seek legal advice and counsel from the City Attorney or other attorney engaged by the City regarding any item appearing on the agenda.

I, Alberto Mares, Planning Manager, 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 11th day of November, 2016, at or before 7:00 P.M.



Alberto Mares, AICP
Planning Manager, Planning Division