

**NOTICE OF A SCHEDULED MEETING FOR THE
CITY OF MIDLOTHIAN
PLANNING AND ZONING COMMISSION
TUESDAY, JANUARY 17, 2017**

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
CITY COUNCIL CHAMBERS**

1. Discuss the following cases that were heard by City Council in the last thirty (30) days:
 - a) Case No. Z05-2017-24 regarding an ordinance to rezone \pm 1.6761 acres Town Centre at the Meadows, Lot 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 with indoor kennel uses.
 - b) Case No. M06-2017-25 regarding a request for a variance to Section 6.16.1 of the Subdivision Ordinance, for an alternative driveway paving material for 5091 Mockingbird Lane, being \pm 6.4978 acres of land situated in Lot 1, Block A of Mockingbird Farms.
 - c) Case No. Z07-2017-29 regarding a request to rezone \pm 66.2 acres of land, located in the John Sharkey Survey, Abstract No. 1065, and the J.W. Kizziar Survey, Abstract No. 609, from the current Planned Development No. 13 (PD-13), Single Family Four (SF-4), Medium Density One (MD-1), and Commercial (C) to Planned Development District for Community Retail (CR) uses, with hospital and professional medical office uses and residential uses, generally located at the southeast corner of US Highway 67 and East Main Street.
 - d) Case No. M07-2017-35 relating to a request for masonry exemption for an accessory building (Section 3.5100 of the Zoning Ordinance) located at 1417 S. 5th Street, being \pm 0.272 acres of land situated in Lot 7, Block 9, Ridgeview Addition, Phase 1 to allow an alternative building material that is not consistent with the primary structure on an accessory building.
 - e) Case No. Z08-2017-31 regarding a rezone of \pm 0.3885 acres of land located in the Randy Horton Survey, Abstract No. 508, commonly known as 513 South 9th Street, from Residential Three (R3) to an Urban Village Planned Development District (UVPD) with professional office uses, being located at the southwest corner of South 9th Street and West Alabama Street
 - f) Case No. Z11-2014-88 regarding a rezone of \pm 812.4 acres of land located in 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 mixed uses with base zoning of 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.

- g) Review direction received on an amendment to Ordinance 2012-05, the City's Mailbox Regulations, of community mailboxes within new phases of existing developments and new developments
- 2) Discuss proposed amendments to the Zoning Ordinance:
 - a) Clarifying garage door requirements
 - b) Accessory Buildings – permitting, exterior material, size, height, etc.
 - c) Home Occupations
- 3.) Roof pitch special exception in an upcoming Zoning Board of Adjustment case

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.

- 2017-001** **Consider the minutes for the Planning and Zoning Commission meeting dated:**
 - December 20, 2016
- 2017-002** **Conduct a public hearing and consider an ordinance amending the use and development regulations of Planned Development No. 34 (PD-34)** by reducing the front building lines from 35 feet to 20 feet on Lot 4, Block 2, Lots 3 and 4, Block 3, Lots 3 and 4, Block 4, and Lot 3, Block 5, Estates of SomerCrest, Phase One, generally located on the east end of Lyons Court, Lichmoore Court, and Hanna Court (Case No. Z10-2017-40).
- 2017-003** **Conduct a public hearing and consider an ordinance to rezone a 0.804± acre part of Lot 22, Country East Estates** (commonly known as 541 Daisy Road) from an Agricultural (A) District to Single Family-Two (SF-2) District (Case No. Z09-2017-36).
- 2017-004** **Consider and act upon a request for a special exception to Section 6.14.6 of the Subdivision Regulations** to allow an individual on-site sewage facility on property less than one and one-half (1.5) acres for a 0.804± acre part of Lot 22, Country East Estates (commonly known as 541 Daisy Road) (Case No. M08-2017-37).
- 2017-005** **Conduct a public hearing and consider an ordinance amending the use and development regulations of Planned Development No. 4 (PD-4)** to allow the construction of fences using alternative fencing materials on lots adjacent to Lot 1, Block 4X, Skyview Addition, generally located along the west side of Walter Stephenson Road near Sierra Vista Court. (Case No. Z11-2017-36).

MISCELLANEOUS DISCUSSION

- Staff and Commissioner Announcements
- Adjourn

Note: The Planning & Zoning Commission may go into a closed meeting at any time pursuant to the 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, AICP, 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 13th day of January, 2017, at or before 6:00 P.M.


Alberto Mares, AICP
Planning Manager, Planning Division