

**NOTICE OF A SCHEDULED MEETING FOR THE
CITY OF MIDLOTHIAN
PLANNING AND ZONING COMMISSION
TUESDAY, MARCH 21, 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.

**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 Review of February City Council cases.**
- 2017-002 Consider the minutes for the Planning and Zoning Commission meeting dated:**
- February 21, 2017
- 2017-003 Conduct a public hearing and consider and act upon an ordinance amending the City of Midlothian Zoning Ordinance, specifically Section 3.56 entirety including Section 3.5601 Paving Standards to allow an alternative driveway paving section and to require minimum off-street parking spaces, Section 3.5602 Garage Requirements to require minimum garage door sizes and Section 3.5603 Garage Conversions (Case No. OZ04-2017-33)**
- 2017-004 Conduct a public hearing and consider and act upon an ordinance amending the City of Midlothian Zoning Ordinance, specifically Section 3.5100 (Residential Accessory Building Standards) and Section 100 (Definitions) relating to the regulation of residential accessory structures, setbacks, sizes, placement, building materials and defining accessory structures. (Case No. OZ05-2017-34)**
- 2017-005 Conduct a public hearing and consider an ordinance to rezone Lot 6 and the South 46 feet of Lot 7, Block 27, Original Town Addition, commonly known as 417 W Avenue F, from Residential Three (R3) District to an Urban Village Planned Development District No. 97 (PD-97) for General Professional uses, specifically a Professional Office, being located at the southwest corner of W Avenue F and North 5th Street (Case No. Z17-2017-59).**
- 2017-006 Consider and act upon a request for a Preliminary Plat for Midlothian Senior Living, being 12.002± acres of land situated within the William Hawkins Survey, Abstract No. 465, City of Midlothian, Ellis County, generally located on the north side of George Hopper Street, east of 14th Street (Case No. PP03-2017-53).**
- 2017-007 Conduct a public hearing and consider and act upon a request to rezone 12.586± acres of land from Single Family One (SF-1) and Agricultural (A) District to a Planned Development District No. 98 (PD-98) for Commercial uses located in the Martha Brenan Survey, Abstract No. 43, generally located 900 feet north of McAlpin Road, East side of FM 663 (Case No. Z15-2017-54).**
- 2017-008 Conduct a public hearing and consider action on amending the City of Midlothian Subdivision Ordinance, specifically amending Section 6.16, Improvement Standards and Requirements, to allow for alternative driveway standards. (OS02-2017-68).**

- 2017-009** Conduct a public hearing to consider and act upon a request to rezone 1.576± acre parcel of land located in the G.C. Petty Survey, Abstract No. 1231 and G.B. Glover Survey, Abstract No. 1219 (commonly known as 1180 FM 875) by changing the zoning from an Agricultural (A) District to Single Family-One (SF-1) District. (Case No. Z16-2017-55).
- 2017-010** Consider and act upon a request to waive the connection to the sanitary sewer system and approve a septic wavier for 1.576± acres of land within the G.C. Petty Survey, Abstract No. 1231 and G.B. Glover Survey, Abstract No. 1219, located at 1180 FM 875 (M13-2017-74).
- 2017-011** Consider and act upon a request to allow direct residential driveway access onto a rural parkway on property located at 1180 FM 875. Property contains 1.576± acres and located in in the G.C. Petty Survey, Abstract No. 1231 and G.B. Glover Survey, Abstract No. 1219 (M11-2017-65).
- 2017-012** Conduct a public hearing and consider and act upon a request for an ordinance for a Specific Use Permit (SUP) for a secondary dwelling unit located at 405 Lena Lane. (Case No. SUP05-2017-57).
- 2017-013** Conduct a public hearing and consider and act upon a request for an ordinance for a Specific Use Permit (SUP) authorizing a +/- 1.086-acre portion of a property currently zoned Light Industrial (LI) District to be used for a restaurant. The property is located at 1081 East Main Street (Case No. SUP04-2017-52).
- 2017-014** Conduct a public hearing and consider and act upon an ordinance amending the use and development regulations of Planned Development District No. 84 (PD-84) by adding an amenity center with swimming pool and increasing the boundary of the development by 0.557± acres for a detention pond. Property is generally located at Mt. Zion Road and South Midlothian Parkway. (Case No. Z18-2017-60)
- 2017-015** Consider and act upon a request for an ordinance amending the use and development regulations of Planned Development District No. 68 (PD-68) located on ± 135.922 acres of land in the James E Hawkins Survey, Abstract No. 464, the Marcellus T Hawkins Survey, Abstract No. 463, the Benjamin F. Hawkins Survey, Abstract No. 464, the John M Garvin Survey, Abstract No. 424, and the William W Rawls Survey, Abstract No. 915, generally located on FM 663 and Hawkins Run Road. (Case No. Z04-2017-16)
- 2017-016** Conduct a public hearing and consider action on a request for an exception to Section 3.5501 of the Midlothian Zoning Ordinance to allow construction of a single-family house with a roof pitch less than the minimum requirement of 8:12. Property contains ± 0.59 acres of land situated in Lot 9, Block 1 of the Hidden Meadow Addition (commonly known as 401 Hidden Meadow Circle) (Case No. M12-2017-73).

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, Kristine Day, Assistant City 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 17th day of March, 2017, at or before 6:00 P.M.



Kristine A. Day, Assistant City Manager