

**NOTICE OF A SCHEDULED MEETING FOR THE  
CITY OF MIDLOTHIAN  
PLANNING AND ZONING COMMISSION  
TUESDAY, FEBRUARY 19, 2019**

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 / 6:45 PM  
CITY COUNCIL CHAMBERS**

1. Staff review of the cases that were heard by City Council in the last sixty (60) days.

**REGULAR AGENDA 7:00 PM**

Call to Order and Determination of Quorum.

**CONSENT AGENDA**

*All matters listed under Consent Agenda are considered to be routine by the Planning & Zoning Commission and will be enacted by one motion without separate discussion. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.*

- 2019-001 Consider the minutes for the Planning and Zoning Commission meeting dated:
- January 15, 2019
- 2019-002 Consider and act upon a request for a Final Plat of 7-Eleven Midlothian Addition, Lot 1, Block A, being 0.8995± acres out of the William Hawkins Survey, Abstract No. 465, and the Benjamin F. Hawkins Survey, Abstract No. 464, in the City of Midlothian, Ellis County, Texas. The property is located directly north of East Main Street (Business 287), between Midlothian Parkway and Murray Street (Case No. FP05-2019-49).
- 2019-003 Consider and act upon a request for a Final Plat of MidTowne Mixed-Use, Lot 3, Block A, being 0.236 ± acres of land, situated within the Benjamin F. Hawkins Survey, Abstract No. 464, in the City of Midlothian, Ellis County, said property is generally located to the west of South 14th Street, between George Hopper Road and future Cole Lane (Case No. FP06-2019-54).

**REGULAR AGENDA AND PUBLIC HEARINGS**

- 2019-004 Consider and act upon a request for a Preliminary Plat for Shady Valley Estates, being 55.567± acres out of the Benjamin G. Garvin Survey, Abstract No. 396, in the City of Midlothian, Ellis County, Texas. The property is generally located at the intersection of Mt. Zion Road and Ledgestone Lane (Case No. PP09-2019-46).
- 2019-005 Consider and act upon a request for a Preliminary Plat for Southpointe, being 48.84± acres out of the J.D. Enlow Survey, Abstract No. 346, in the City of Midlothian, Ellis County, Texas. The property is generally located at the northeast intersection of FM 663 and FM 875 (Case No. PP08-2019-45).
- 2019-006 Consider and act upon the extension of a Preliminary Plat for Coventry Crossing Phase II and Phase III, being 67.324± acres of land, situated within the J.D. Enlow Survey, Abstract No. 346, and the Amasa Howell Survey, Abstract No. 525, City of Midlothian, Ellis County, generally located east of FM 663 and on the south side of McAlpin Road (Case No. M12-2019-52).


- 2019-007 Conduct a public hearing and consider and act upon an ordinance amending and restating the use and development regulations of Planned Development District No. 66 (PD-66) relating to the use and development of ± 253.127 acres of land, specifically amending the accessory building requirements, being located south of McAlpin Road approximately 950 feet east of Kolter Lane (Z09-2019-53).
- 2019-008 Conduct a public hearing and consider an act upon an ordinance by amending the use and development regulations of Planned Development District No. 86 (PD-86), relating to additional amenities as adopted by Ordinance No. 2016-018 and amended by Ordinance No. 2017-24. Property is generally located 150' west of Branchwood Drive, north of FM 1387 (Z08-2019-44).
- 2019-009 Conduct a public hearing and consider an act upon a request for a Specific Use Permit (SUP) authorizing property currently zoned Commercial (C) District to be used for a restaurant over 1,000 square feet. The property is located at 600 Silken Crossing (Case No. SUP03-2019-40).
- 2019-010 Conduct a public hearing and consider and act upon an ordinance amending the regulations relating to the use and development of 2.067± acres out of the Jefferson T. Rawls Survey, Abstract No. 933 and presently located in and zoned as Planned Development District No. 4 (PD-4). The property is generally located directly to the south of West Main Street (Business 287), between U.S HWY 287 and U.S HWY 67. 1900 West Main Street (Case No. Z07-2019-41).
- 2019-011 Conduct a public hearing and consider and act upon an ordinance amending the City of Midlothian Zoning Ordinance by changing the regulations in the footnote for “Body Art Studio” in Section 2.04 “Use Tables”, Subsection (G) “Retail and Service Types” (Case No. OZ05-2019-43).
- 2019-012 Conduct a public hearing and consider and act upon an ordinance for a Specific Use Permit (SUP) for a body art studio located within a 2,400± square foot portion of a building on Lot 9R-1, Block 2, of Eastgate Industrial Park Phase 3 (commonly known as 860 Dividend Road, Suite 200); presently zoned Medium Industrial (MI) District (Case No. SUP04-2019-50).
- 2019-013 Conduct a public hearing and consider and act upon an ordinance amending the City of Midlothian Zoning Ordinance, specifically amending Section 3.1101 “District Regulations and Standards”, by amending the minimum side yard setback requirement; amending Section 3.5201 “Fence Reference Table” by amending the table for fence requirements; amending Section 3.5403 “Landscaping Requirements for Multifamily Uses (Apartments, Triplex, Fourplex, Townhomes, Etc.)” by amending Subsection a); adding paragraph 3) to Subsection c), and adding Subsection d) related to the minimum landscape requirements for multifamily development; amending Section 3.5501 “Masonry and Other Architectural Standards for Residential Districts” by amending Subsection d) and adding Subsection e) and f) relating to design standards and amenities for multifamily developments; amending Section 3.5604 “Residential Parking Ratios” by amending the minimum spaces required for apartment/multifamily dwellings; and amending Section 3.5802 “Signs Located in Medium Density 2 and Multifamily Districts” by amending Subsection d) relating to the maximum allowed signage (OZ06-2019-56).

## 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, Trenton Robertson, 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 15<sup>th</sup> day of February, 2019, at or before 6:00 P.M.

  
Trenton Robertson, AICP  
Planning Director