

**NOTICE OF A SCHEDULED MEETING FOR THE
CITY OF MIDLOTHIAN
PLANNING AND ZONING COMMISSION
TUESDAY, AUGUST 20, 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 AND PUBLIC HEARINGS 7:00 PM

Call to Order and Determination of Quorum.

- 2019-001 Consider the minutes for the Planning and Zoning Commission meeting dated:
- July 16, 2019
- 2019-002 Consider and act upon a request for a Preliminary Plat of the Bella Vista Addition, being ± 40.730 acres of land situated in the Henry Taylor Survey, Abstract No. 1099, in the ETJ of the City of Midlothian, Ellis County, Texas, generally located southwest of the intersection of FM 875 and Skinner Road (Case No. PP12-2019-126).
- 2019-003 Consider and act upon a request for a Preliminary Plat of the Sagebrush Addition, being ± 93.032 acres of land situated in the Mary Powers Survey, Abstract No. 843, in the ETJ of the City of Midlothian, Ellis County, Texas, generally located to the east of the intersection of Hayes Road and Longbranch Road (Case No. PP13-2019-130).
- 2019-004 Consider and act upon a special exception to the Midlothian Subdivision Regulations, Section 6.14.6, regarding standard specifications and requirements, relating to a lot or parcel served by an on-site sewage facility, being the South Portion of Lot 2, Block 2 of Eastgate Industrial Park. The property is located at 881 Eastgate Road (Case No. M36-2019-131).
- 2019-005 Consider and act upon a special exception request to the Midlothian Subdivision Regulations, Section 6.14.6, regarding standard specifications and requirements, relating to a lot or parcel served by an on-site sewage facility, being Lots 6-10, 23-27, Block 17, Skyline Addition. The property is generally located at 4922 Cecilla Avenue (Case No. M39-2019-139).
- 2019-006 Conduct a public hearing consider and act upon an ordinance granting a Specific Use Permit (SUP) to allow for a Secondary Dwelling Unit. The property contains 1.033± acres situated on Lot 16, Block D, Crystal Forest Estates, generally located at 3070 Katy Kourt West (Case No. SUP20-2019-136).
- 2019-007 Conduct a public hearing and consider and act upon an ordinance for a Specific Use Permit on Lot 1, Block G, Massey Meadows (commonly known as 502 Marigold Drive), to allow for a residential subdivision sign located on the north side of FM 1387 near the entrance of Massey Meadows subdivision (Case No. SUP16-2019-128).

- 2019-008 Conduct a public hearing and consider and act upon an ordinance for a Specific Use Permit on Lot 1, Block A, Massey Meadows (commonly known as 745 Indian Blanket Drive), to allow for a residential subdivision sign located on the east side of Walnut Grove Road near the entrance of the Massey Meadows subdivision (Case No. SUP17-2019-129).
- 2019-009 Conduct a public hearing and consider and act upon an ordinance for a Specific Use Permit (SUP) authorizing property currently zoned Planned Development District No. 19 (PD-19) to be used for a restaurant over 1,000 square feet. The property is located directly to the east of Reindeer Drive, and approximately 200 feet south of the Harvest Hill Drive (Case No. SUP19-2019-135).
- 2019-010 Conduct a public hearing and consider and act upon an ordinance relating to the use and development of 2.01± acres out of the Martha Brenan Survey, Abstract No. 43, by changing the zoning from an Agricultural (A) District to Single-Family One (SF-1) District. Located at 531 Bluebonnet Lane (Case No. Z20-2019-133).
- 2019-011 Conduct a public hearing and consider an act upon an ordinance granting a Specific Use Permit (SUP) for a daycare relating to the use and development of 2.01± acres out of the Martha Brenan Survey, Abstract No. 43, Ellis County, Texas (commonly known as 531 Bluebonnet Lane) and presently zoned Agricultural (A) District (Case No. SUP18-2019-134).
- 2019-012 Conduct a public hearing and consider and act upon an ordinance amending the City of Midlothian Zoning Ordinance, specifically amending Section 100.1 “General Definitions” by deleting the definition “Brewery Or Distillery” and adding definitions for “Brewery,” “Brewpub,” “Distillery,” and “Microbrewery”; amending Section 2.04 “Use Tables,” Subsection (g) “Retail & Service Types” by adding the use “Brewpub”, amending Subsection (k) “Industrial Uses Processes” by adding the use “Microbrewery”; amending Section 4.502 “North 8th Street District (N8) Allowed Uses” by amending Subsection (b) to add “Brewpub”; amending Section 4.5606 “Parking Ratios” by amending subsection E) to add “Brewpub” (OZ11-2019-103).
- 2019-013 Conduct a public hearing and consider and act upon an ordinance amending the City of Midlothian Zoning Ordinance, By Amending Section 3.01 “Residential District Regulations Table (Quick Reference)”, by amending various areas to be consistent with the associated sections in the Zoning Ordinance; amending Section 3.101 “Agricultural (A) District Regulations & Standards”, Section 3.201 “Single-Family One (SF-1) District Regulations & Standards”, Section 3.301 “Single-Family Two (SF-2) District Regulations & Standards”, Section 3.401 “Single-Family Three (SF-3) District Regulations & Standards”, Section 3.501 “Single-Family Four (SF-4) District Regulations & Standards”, Section 3.601 “Residential 2.5 (R-2.5) District Regulations & Standards”, Section 3.701 “Residential Three (R-3) District Regulations & Standards”, by amending various categories in each aforementioned sections to include but not limited to the minimum lot size, minimum garage size, maximum garage orientation, minimum house size, maximum lot coverage and maximum density; amending Section 3.5602 “Garage Requirements” amending The Development Regulations and Requirements for a Garage; amending Section 3.5604 “Residential Parking Ratios” by amending the “Apartment/Multifamily Dwelling” minimum spaces requirements; amending Section 100.1 “General Definitions”,

by amending the definitions of “Garage”, “Front-Entry Garage”, “J-Swing Garage”, Rear-Entry Garage”, “Side-Entry Garage” (OZ15-2019-124).


2019-014 Conduct a public hearing and consider and act upon an ordinance amending the City of Midlothian Comprehensive Plan Chapter 5 “Land Use” deleting references to minimum lot sizes in the Rural Module, Country Module, Suburban (Low Density) Module, Suburban (Medium Density) Module, Suburban (High Density) Module, and Urban (Low Density) Module (OZ16-2019-140).

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 16th day of August, 2019, at or before 6:00 P.M.


Trenton Robertson, AICP
Planning Director