

**NOTICE OF A SCHEDULED MEETING FOR THE
CITY OF MIDLOTHIAN
PLANNING & ZONING COMMISSION
TUESDAY, JULY 21, 2020**

Pursuant to the provisions of Chapter 551 VTCA Government Code, notice is hereby given of a Regular Meeting of the Midlothian Planning & Zoning Commission, to be held in the City Council Chambers at Midlothian City Hall, 104 West Avenue E, Midlothian, Texas.

Although our Planning & Zoning Commission meetings are open to the public, space is limited and citizens are encouraged to watch the meetings online rather than in person due to concerns related to the spread of COVID-19. Citizens attending in person are asked to maintain a distance of at least six (6) feet from other members of the public, Planning & Zoning Commission and City staff. Citizens not attending in person, but wishing to address the Planning & Zoning Commission, may submit comments on any topic or agenda item electronically by utilizing the Citizen Participation Form on our website at www.midlothian.tx.us/Participate. All forms must be received by 5:00 p.m. on the date of the meeting and will be provided for the record. You can also stream the meeting online on the City's website at <http://tx-midlothian3.civicplus.com/60/Agendas-Packets-Minutes-Videos>. If you need additional assistance or have questions on how to join the meeting, please feel free to contact us at 972-775-7168 or via email at planning@midlothian.tx.us prior to 5:00 PM on the day of the meeting.

REGULAR AGENDA 6:00 PM

Call to Order and Determination of Quorum.

- 001 Staff review of the cases that were heard by City Council in the last sixty (60) days.
- 002 Citizens to be heard-The Planning & Zoning Commission invites citizens to address the Commission on any topic not already scheduled for a Public Hearing. Citizens wishing to speak should complete a "Citizen Participation Form" and present it to City Staff prior to the meeting. In accordance with the Texas Open Meetings Act, the Commission cannot take action on items not listed on the agenda.
- 003 Consider and act upon a request for a Preliminary Plat for Azalea Hollow, being 123.273± acres out of the J.T. Loper Survey, Abstract No. 1366, the E. Rust Survey, Abstract No. 1277, the D. Kersey Survey, Abstract 611 and the E. Bryson Survey, Abstract No 117, generally located approximately 445 feet north of Montgomery Road and on the west side of Joe Wilson Road (Case No. PP04-2019-28).
- 004 Consider and act upon a request for a Preliminary Plat of "C.R.S. HQ Addition at the Farmstead in Midlothian" being ± 19.94 acres of land, situated within the George F. Holman Survey, Abstract No. 460, and the H.F. Hinkley Survey, Abstract No. 459, City of Midlothian, Ellis County, generally located ± 865 feet north of Henderson Street, between US Hwy 67 and North 9th Street (Case No. PP20-2019-170).

CONSENT AGENDA

- 005 Consider the minutes for the Planning and Zoning Commission meeting dated:
- June 16, 2020
 - July 1, 2020-Special called meeting

006 Consider and act upon a request for a Final Plat for Azalea Hollow, being 123.273± acres out of the J.T. Loper Survey, Abstract No. 1366, the E. Rust Survey, Abstract No. 1277, the D. Kersey Survey, Abstract 611 and the E. Bryson Survey, Abstract No 117, generally located approximately 445 feet north of Montgomery Road and on the west side of Joe Wilson Road (Case No. FP05-2020-86).

REGULAR AGENDA AND PUBLIC HEARINGS

007 Conduct a public hearing and consider and act upon an ordinance relating to the use and development of 18.878± acres, out of the James E. Hawkins Survey, Abstract No. 462, Benjamin F. Hawkins Survey, Abstract No. 464 and Marcellus T. Hawkins Survey, Abstract No. 463, by amending a portion of Planned Development District No. 81(PD-81) from non-residential uses to single-family residential uses. The property is generally located at the northeast corner of Hawkins Run Road. and 14th Street (Case No. Z17-2020-066). - **WITHDRAWN**

008 Conduct a public hearing and consider and act upon an ordinance relating to the use and development of 966.35± acres out of the Robert Hosford Survey, Abstract No. 533, JL Blanton Survey, Abstract No 1284, Jourdan Powers Survey, Abstract No 838, William Lick Survey, Abstract 620, John Early Survey Abstract No 3473, Joseph Witherspoon Survey, Abstract No. 1137, Isaac Cooper Survey, Abstract No 226, Elizabeth Rice Survey, Abstract No. 929, AR Newton Survey, Abstract 807, West Wilkins Survey, Abstract No 1162, J Kyser Survey, Abstract No 597, Z Heath Survey, Abstract No 455, Puerta Irrigation Company Survey, Abstract No 1240 and the James P. Neill Survey, Abstract No 1387, by changing the zoning from Planned Development District No. 75 (PD-75) to a new Planned Development District (PD) for a mixed-use development which includes residential, commercial and industrial uses. The property is generally located north of U.S. Highway 287, between South Walnut Grove Road and Rex Odom Drive (Z21-2019-141). - **WITHDRAWN**

009 Consider and act upon a request for a special exception to Section 4.5602 (Off-Street Parking Requirements) to allow for additional parking spaces over the maximum number permitted, for a new Medical Office Building (USMD). The property is on 2.886± acres of land situated on Lots 7A and 7B, Block 1, of Walnut Grove Center South Addition. The property is located at 4430 East U.S. Highway 287 (Case No. M13-2020-89).

010 Conduct a public hearing and consider and act upon an ordinance relating to the use and development of 224.883± acres out of the J. Smith Survey, Abstract No. 971, and R. Graham Survey Abstract No. 421, by changing the zoning from Agricultural (A) District to a Planned Development District (PD) for single-family residential uses. The property is located on the north side of Mockingbird Lane, between Walnut Grove Road and North Mockingbird Lane (approximately 2,000 feet east of the intersection of Walnut Grove Rd. and Mockingbird Lane) (Z18-2020-068).

011 Conduct a public hearing and consider and act upon a request for an amendment to Planned Development District No. 113, to provide for adoption of a sign plan, commonly known as 1201 E Highway 287, to allow for additional signage and restate the Planned Development regulations. (Case No. Z19-2020-082).


- 012 Conduct a public hearing and consider and act upon an ordinance to rezone a part of Lot 4, Block 52, of the Town of Midlothian Addition, from Residential Three (R3) District to Urban Village Planned Development District No. 130 (UVPD-130) for Professional Office uses. The property is located at 716 West Avenue G (Case No. Z20-2020-084).
- 013 Conduct a public hearing to consider and act upon an ordinance relating to the use and development of 56.432± acres out of the Samuel Frederick Survey, Abstract No. 357, and the A.J. Lawrence Survey, Abstract No. 625, by changing the zoning from Agricultural (A) District to a Planned Development District (PD) for single-family residential uses. The property is located to the west of North Walnut Grove Road, between Steeple Chase Court and Shiloh Court (commonly known as 2823 and 3101 N Walnut Grove Road) (Case No. Z21-2020-087).
- 014 Conduct a public hearing and consider and act upon an ordinance amending the City of Midlothian's Zoning Ordinance and map by establishing the initial zoning classification as Agricultural (A) District, for a property that is approximately 18.45± acres out of the William Morgan Survey, Abstract No. 723. Located at 1867 E. Ashford Lane (Case No. Z22-2020-98).
- 015 Conduct a public hearing and consider and act upon an ordinance amending the City of Midlothian's Zoning Ordinance and map by establishing the initial zoning classification as Single Family-One (SF-1) District, for a property that is approximately 2.338± acres out of the A. Jenkins Survey, Abstract No. 554. The property is located 500± feet north of Pergola Court West and directly to the west of Ledgestone Lane (Case No. Z23-2020-99).
- 016 Conduct a public hearing and consider and act upon an ordinance amending the City of Midlothian's Zoning Ordinance and map by establishing the initial zoning classification as Single Family-One (SF-1) District, for a property that is approximately 2.502± acres out of the A. Jenkins Survey, Abstract No. 554. The property is located 500± feet north of Pergola Court East and directly to the east of Ledgestone Lane (Case No. Z24-2020-100).

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 17th day of July, 2020, at or before 6:00 P.M.


Trenton Robertson, AICP
Planning Director