

**NOTICE OF A SCHEDULED MEETING FOR THE
CITY OF MIDLOTHIAN
PLANNING & ZONING COMMISSION
TUESDAY, AUGUST 18, 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.

CONSENT AGENDA

- 003 Consider the minutes for the Planning and Zoning Commission meeting dated:
 - July 21, 2020

REGULAR AGENDA AND PUBLIC HEARINGS 6:00 PM

- 004 Conduct a public hearing and consider and act upon an ordinance relating to the use and development of 52.35± acres Martha Brenan Survey, Abstract No. 43 of Ellis County, Texas and being part of that certain 44.08 acre tract of land conveyed by deed to Cassandra Marshall Smart, generally located at the intersection of 14th Street and Ashford Lane by changing the zoning from Agricultural (A) District to Planned Development District No. 133 (PD-133) for residential uses (Case No. Z27-2020-106). **WITHDRAWN**
- 005 Consider and act upon a request for a Preliminary Plat of The Arbours, being ± 56.432 acres of land, situated within the A.J. Lawrence Survey, Abstract No. 625, City of Midlothian, Ellis County. The property is located to the west of North Walnut Grove Road, between Steeplechase Road and Shiloh Court/Shiloh Road (Case No. PP09-2020-103).

- 006 Conduct a public hearing and consider and act upon an ordinance for a Specific Use Permit for an additional building wall sign on Lot 4R, Block A, Green Hollow (commonly known as 621 Highlander Avenue), presently zoned Planned Development District No. 36 (PD-36) (Case No. SUP09-2020-101).
- 007 Conduct a public hearing consider and act upon an ordinance granting a Specific Use Permit (SUP) for a secondary dwelling unit on Lot 46, Block C, Crystal Forrest Estates Phase V (commonly known as 3240 Katy Kourt East), presently zoned Single-Family One (SF-1) District (Case No. SUP10-2020-102).
- 008 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 11.013± acres out of the SA & MG Company Survey, Abstract No. 1048. The property is commonly known as 3860 Plainview Road. (Case No. Z30-2020-95).
- 009 Conduct a public hearing and consider and act upon an ordinance amending the City of Midlothian Comprehensive Plan and Thoroughfare Map by removing a Thoroughfare as depicted in Exhibit "A" by removing a portion of a proposed 150-foot rural parkway on F.M. 875 from its intersection with Skinner Road on the west and the proposed 120-foot wide north/south major thoroughfare to the east (Case No. M15-2020-107).
- 010 Conduct a public hearing and consider and act upon an ordinance relating to the use and development of 33.445± acres out of the Granville Kirk Survey Abstract No. 604, described in Exhibit "A" hereto, by changing the zoning from Agricultural (A) District to Planned Development District No. 134 (PD-134) for residential uses. The property is located on the south side of Mockingbird Lane, between Pheasant Drive and Abbey Court approximately 3,000 feet west of Walnut Grove Road (Case No. Z28-2020-108).
- 011 Conduct a public hearing to consider and act upon an ordinance relating to the use and development of .132+/- acres being Lot 1, Block 2 of the Hales Addition (more commonly known as 323 South 9th Street), by changing the zoning from Residential Three (R-3) District to an Urban Village Planned Development District (UVPD) to allow for professional and/or medical office uses (Case No. Z29-2020-109).
- 012 Conduct a public hearing to consider and act upon an ordinance amending the regulations relating to the development and use of 19.255± acres located in Planned Development District No. 81 (PD-81) and described in Exhibit "A" hereto by amending section 2(a) of Ordinance No. 2018-13 to authorize single-family residential as a permitted use and adopting development regulations and a Planned Development site plan. The property is generally located at the northeast corner of Hawkins Run Road and 14th Street (Z17-2020-066).
- 013 Conduct a public hearing to consider and act upon an ordinance by amending and restating the development and use regulations of Planned Development District No. 118 (PD-118) as set forth in section 2 of Ordinance No. 2020-07 and inclusive of all exhibits. The property is located at the south west corner of South 14th Street and Mt. Zion Road (Case No. Z26-2020-106).

014 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 (Case No. Z21-2019-141).

015 Review and discuss notices and procedures.

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 14th day of August, 2020, at or before 6:00 P.M.


Trenton Robertson, AICP
Planning Director