

**NOTICE OF A SCHEDULED MEETING FOR THE
CITY OF MIDLOTHIAN
PLANNING & ZONING COMMISSION
TUESDAY, OCTOBER 20, 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 P.M.

Call to Order and Determination of Quorum.

- 001 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

- 002 Consider the minutes for the Planning and Zoning Commission meeting dated:
- September 15, 2020
- 003 Consider and act upon a request to re-approve a Preliminary Plat for Hawkins Meadow, Phase 2 being 25.123± acres out of the Marcellus T. Hawkins Survey, Abstract No. 463 of the City of Midlothian, Ellis County, Texas. The property is generally located south of Hawkins Run Road, with a portion of the property between 14th Street and FM 633 and the remaining portion directly to the east of 14th Street (Case No. PP13-2020-136).
- 004 Consider and act upon a request for a Final Plat for Hawkins Meadow, Phase 2 being 25.123± acres out of the Marcellus T. Hawkins Survey, Abstract No. 463, of the City of Midlothian, Ellis County, Texas. The property is generally located south of Hawkins Run Road, with a portion of the property between 14th Street and FM 633 and the remaining portion directly to the east of 14th Street (Case No. FP07-2020-137).
- 005 Consider and act upon a request to re-approve a Preliminary Plat for Autumn Run Phase 4, being ± 6.158 acres of land, situated within the William W. Rawls Survey, Abstract No. 915, City of Midlothian, Ellis County. The property is generally located to the south of Autumn Run Drive, between F.M. 663 and Moon Dance Lane (Case No. PP14-2020-140).

- 006 Consider and act upon a request for a Final Plat for Autumn Run Phase 4, being 6.158± acres of land, situated within the William W. Rawls Survey, Abstract No. 915, City of Midlothian, Ellis County, said property is generally located to the south of Autumn Run Drive, between F.M. 663 and Moon Dance Lane (Case No. FP08-2020-141).
- 007 Consider and act upon a request for a Final Plat of Mockingbird Springs, Phase Two, being 53.864± acres out of the E.C. Newton Survey, Abstract No. 791; J.T. Powers Survey, Abstract No. 877; and the James Coldiron Survey, Abstract No. 224, of the City of Midlothian, Ellis County, Texas. The property is generally located east and south of Mockingbird Lane and to the south of West Highland Road (Case No. FP09-2020-143).
- 008 Consider and act upon a request for a Final Plat of Lots 2 and 4, Block A of the MidTowne Mixed-Use development, being 1.17± acres out of the William Hawkins Survey, Abstract No. 465; the Benjamin F. Hawkins Survey, Abstract No. 464, in the City of Midlothian, Ellis County, Texas. The property is located south of George Hopper Road, between Alex Lane and South 14th Street (Case No. FP06-2020-134).
- 009 Consider and act upon a request to adopt the 2021 regular scheduled meeting dates for the Planning & Zoning Commission (Case No. M24-2020-153).
- 010 Consider and act upon a request for an extension of the expiration date for a Preliminary Plat of Stone Hollow Estates, being 71.026± acres out of the E.A. Braly Survey, Abstract No. 184; Moses Davis Survey, Abstract No. 278. The property is located east of McAlpin Road, between F.M. 875 and Mission Court/Timber Rock Lane (approximately 2891 McAlpin Road) (Case No. M20-2020-132).
- 011 Consider and act upon a request for an extension of the expiration date for a Preliminary Plat of MidTowne Phase 9, being ± 9.972 acres of land, situated within the B.F. Hawkins Survey, Abstract No. 464, and the W. Hawkins Survey, Abstract No. 465, City of Midlothian, Ellis County. The property is located south of George Hopper Road, between 14th Street and South 9th Street (Case No. M21-2020-133).

REGULAR AGENDA AND PUBLIC HEARINGS

- 012 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).
- 013 Consider and act upon a request for a Preliminary Plat of Oak Creek Ranch, being ± 129.014 acres of land, situated within the J. Baker Survey, Abstract No. 40, ETJ of the City of Midlothian, Ellis County. The property is located on Skinner Road north of E FM 875 and south of Honeysuckle Road. (Case No. PP16-2020-146).
- 014 Consider and act upon a request for a Preliminary Plat for Wind Ridge Phase I, being ±65.097 acres out of the B.F. Cherry Survey, Abstract No. 1341, generally located to the south of Mockingbird Lane and ±4,000 feet east of Walnut Grove Road. (Case No. PP17-2020-147).
- 015 Consider and act upon a request for a Preliminary Plat for Midpark, being ±3.390 acres out of the John Crane Survey, Abstract No. 246, generally located at the southwest corner of South 14th Street and Mt. Zion Road (Case No. PP18-2020-156).


- 016 Conduct a public hearing and consider and act upon an ordinance for a Specific Use Permit (SUP) for a retail cigar lounge authorizing a 2,700± square foot portion of the building located at 3261 F.M. 663 Unit B and within a Commercial (C) District to be developed and used as a retail cigar lounge (Case No. SUP14-2020-150).
- 017 Conduct a public hearing and consider and act upon an ordinance for a Specific Use Permit (SUP) for a restaurant with drive thru services relating to the use and development of ±0.813 acres of land located on Lot 1AR of the Midtown Plaza (commonly known as 1001 East Main Street, Ste. C), and located in Planned Development District No. 2 (PD-2) (Case No. SUP13-2020-144).
- 018 Conduct a public hearing and consider and act upon an ordinance amending the use and development regulations of Planned Development District No. 117 (PD-117), relating to garage standards. The property is generally located ±445 feet north of Montgomery Road and on the west side of Joe Wilson Road (Case No. Z34-2020-135).
- 019 Conduct a public hearing to consider and act upon an ordinance by amending the use and development regulations of Planned Development District No. 98 (PD-98), as amended, by reapportioning the amount of open space, common area, and residential uses; by amending the site plan to conform to said amendments. The property is generally located north of F.M. 1387 and to the east of Walnut Grove Road (Case No. Z35-2020-142).
- 020 Conduct a public hearing and consider and act upon an ordinance amending the City of Midlothian Subdivision Ordinance by amending Section 4.13 “Preliminary Plats”, Subsections 9(a) and 9(b) relating to the expiration of preliminary plats (Case No. OZ05-2020-152).

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 October, 2020, at or before 6:00 P.M.


Trenton Robertson, AICP
Planning Director