

**NOTICE OF A SCHEDULED MEETING FOR THE
CITY OF MIDLOTHIAN
PLANNING & ZONING COMMISSION
TUESDAY, NOVEMBER 17, 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 & Zoning Commission meeting dated:
- October 12, 2020
- 004 Consider and act upon a request for a Final Plat for the Grove, Phases 3 and 4, being ± 76.581 acres out of the W.G. Stewart Survey, Abstract No. 1245, J.B. Allen Survey, Abstract No. 30 and the Robert Hosford Survey, Abstract No. 533, City of Midlothian, Ellis County, Texas. The property is generally located west of Walnut Grove Road and south of FM 1387 (Case No. FP01-2021-08).

REGULAR AGENDA AND PUBLIC HEARINGS

- 005 Consider and act upon a request for a Preliminary Plat of Mockingbird Heights, being ± 33.45 acres out of the Granville Kirk Survey Abstract No. 604, described in Exhibit "A" hereto. 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. PP02-2021-09).

- 006 Consider and act upon a request for a Preliminary Plat of Westside Preserve, being 506.6+/- acres out of the John Chamblee Survey, Abstract No. 192, MEP and PRR Survey, Abstract No. 761, Joseph Stewart Survey, Abstract No. 961, and the Cuadrilla Irrigation Company Survey, Abstract No(s). 262 and 1204. The property is generally located south of U.S. Highway 287 and +/- 1400 feet West of U.S. Highway 67 (Case No. PP01-2021-07).
- 007 Consider and act upon a request for a Preliminary Plat of Bridgewater, being 576.74± acres out of the W.M. Lick Survey, Abstract No. 620; The John Early Survey, Abstract No. 343; the A.R. Newton Survey, Abstract No. 807; The P.I.C. Survey, Abstract No. 1240; the Z. Heath Survey, Abstract No. 455; the J. Kyser Survey, Abstract No. 597; the I. Cooper Survey, Abstract No. 226; J.H. Witherspoon Survey, Abstract No. 1137; JH Witherspoon Survey Abstract No. 1136; Bf Witherspoon Survey, Abstract No. 1180; J.P. Neill Survey, Abstract No. 1387; J. Powers Survey, Abstract No. 836; and C. Phipps Survey Abstract No. 861. The property is generally located north of U.S. Highway 287, between South Walnut Grove Road and Rex Odom Drive (Case No. PP03-2021-10).
- 008 Conduct a public hearing and consider and act upon an ordinance changing the zoning of ±.7214 acres of land, being lot 3RR, Roark Addition, City of Midlothian, Ellis County, from Community Retail (CR) District to Commercial (C) District. The property is located at 1507 North U.S. Highway 67 (Case No. Z01-2021-03).
- 009 Conduct a public hearing and consider and act upon an ordinance for a Specific Use Permit (SUP) to allow for a Veterinary/Small Animal Clinic (no outside pens) and/or animal emergency room relating to the use and development of ±.7214 acres of land, being lot 3RR, Roark Addition, City of Midlothian, Ellis County, and presently zoned Community Retail (CR) District to be used for non-residential uses. The property is located at 1507 North U.S. Highway 67 (Case No. SUP01-2021-02).
- 010 Conduct a public hearing and consider and act upon an ordinance for a Specific Use Permit (SUP) for a restaurant (over 1,000 square feet in size), relating to the use and development of ±.079 acres of land located on Lot 10, Block 12, Section 6, Original Town Addition (commonly known as 138 North 8th Street), and presently zoned Central Business District (CBD) (Case No. SUP02-2021-04).
- 011 Conduct a public hearing and consider and act upon an ordinance for a Specific Use Permit (SUP) Specific Use Permit (SUP) for a water well, relating to the use and development of a ±16.199-acre tract of land on Lot 1, Block 1 of The Mark on Walter Stephenson (commonly known as 999 Walter Stephenson Road), located in Planned Development District No. 42 (PD-42) (Case No. SUP03-2021-05).
- 012 Conduct a public hearing to consider and act upon an ordinance amending the City of Midlothian zoning ordinance and zoning map relating to the use and development of property described as Lot 12R, Mission Hill, Phase One, and 3.542± acres situated in the John H. Jones Survey, Abstract No. 586, described in exhibit "A" hereto located at 2041 Mcalpin Road and in an Agricultural (A) District, by granting a Specific Use Permit (SUP) for an animal (canine) training facility and adopting development conditions (SUP04-2021-06).

- 013 Conduct a public hearing and consider and act upon an ordinance relating to the use and development of ±9.74 acres, being a tract of land in the M. Brenan Survey, Abstract No. 43, by changing the zoning from Agricultural (A) District to a Planned Development (PD) District for single-family residential uses. The property is generally located at 1120 Apple Lane (Case No. Z02-2021-11).
- 014 Review and discuss various sections of the City of Midlothian Zoning Ordinance as it pertains to both residential and non-residential development regarding development regulations, design standards, Central Business District (CBD), parking, uses, and amenities. No action will be taken.

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 13th day of November, 2020, at or before 6:00 P.M.


Trenton Robertson, AICP
Planning Director