

**NOTICE OF A SCHEDULED MEETING FOR THE
CITY OF MIDLOTHIAN
PLANNING & ZONING COMMISSION
THURSDAY, MARCH 4, 2021
SPECIAL CALLED MEETING**

Pursuant to the provisions of Chapter 551 VTCA Government Code, notice is hereby given of a Called 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 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 act on items not listed on the agenda.

CONSENT AGENDA

- 002 Consider the minutes for the Planning & Zoning Commission meeting dated:
- January 19, 2021
- 003 Consider and act upon a request for a Final Plat of Stone Hollow, 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. FP04-2021-64).

REGULAR AND PUBLIC HEARINGS

- 004 Consider and act upon a request for a Preliminary Plat of MidTowne Phase 8, Lots 1-4, and 5X Block 32, and Lots 1-5 and 6X, Block 33, being 6.384± acres out of the William Hawkins Survey, Abstract No. 465, in the City of Midlothian, Ellis County, Texas. The property is located along a future extension of Shelby Place, approximately 155 feet north of Cody Hunter Lane (Case No. PP08-2021-65).

- 005 Consider and act upon a request for a Preliminary Plat of Hidden Lakes of Mockingbird, being 224.883± acres out of the J. Smith Survey, Abstract No. 971, R Graham, Abstract 421 and the E. Lay Survey, Abstract 665, in the City of Midlothian, Ellis County, Texas. 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) (Case No. PP09-2021-66).
- 006 Consider and act upon a request for a Preliminary Plat of the Crocker Addition, Block A, Lots 1-4, being +/-16.158 acres out of the D. Weaver Survey, Abstract No. 1138 and the C. Phipps Survey, Abstract No. 861. The property is generally located south of U.S. Hwy 287 and 2,000± feet west of Rex Odom Drive (Airport Drive) (Case No. PP10-2021-73).
- 007 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 development for medical offices including an optical center and urgent care facility. The property is on 1.683± acres of land situated on Lot 1A-R, Block 1, of Messiah Lutheran Church. The property is located on the northwest corner of FM 663 and Roundabout Drive. (Case No. M10-2021-70).
- 008 Conduct a public hearing and consider and act upon an ordinance relating to the use and development of property generally described as Lot 1, Block 1, Fields Addition (commonly known as 1600 Chuckwagon Drive), as depicted and shown in Exhibit A, by changing the zoning from Single-Family Residential Two (SF-2) District and Planned Development District No. 4 (PD-4) to solely Single-Family Residential Two (SF-2) District (Case No. Z20-2021-079).
- 009 Conduct a public hearing and consider and act upon an ordinance relating to the use and development of 8.739± acres in the Martha Brenan Survey, Abstract No. 43 described in Exhibit "A" hereto by changing the zoning from Agricultural (A) Zoning District to Planned Development District No. 143 (PD-143) to allow for a "Commercial Communication Tower, Type 2" use. The property is generally located at 751 Apple Lane (Case No. Z13-2021-062).
- 010 Conduct a public hearing and consider and act upon an ordinance relating to the use and development of 9.74± acres in the M. Brenan Survey, Abstract No. 43 described in Exhibit "A" hereto by changing the zoning from Agricultural (A) Zoning District to Planned Development District No. 141 (PD-141) for single-family residential uses. The property is generally located at 1120 Apple Lane (Case No. Z17-2021-071).
- 011 Conduct a public hearing and consider and act upon an ordinance relating to the development and use of Lots 17 and 18, Block 1, Ludewick Addition (commonly known as 818 North 9th Street) presently located in a Residential Three (R3) Zoning District by rezoning said property to Urban Village Planned Development District No. 139 (UVPD-139) for a place of worship (Case No. Z03-2021-034).


- 012 Conduct a public hearing and consider and act upon an ordinance 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. The property is generally located on the northeast corner of Walnut Grove Road and FM 1387 (Case No. Z14-2021-063).
- 013 Conduct a public hearing and consider and act upon an ordinance amending and restating the development and use regulations of Planned Development District No. 74 (PD-74) as set forth in Section 3 of Ordinance No. 2015-03. The property is generally located south of McAlpin Road, and northeast of FM 875 (Case No. Z15-2021-067).
- 014 Conduct a public hearing to consider and act upon an ordinance amending the regulations relating to the development and use of 13.5468± acres out of the John Crane Survey, Abstract No. 246 described in Exhibit "A" hereto by changing the zoning from Agricultural (A) District to Planned Development District No. 140 (PD-140) for residential uses. The property is generally located on the west side of Shiloh Road north of Shiloh Court. (Case No. Z16-2021-068).
- 015 Conduct a public hearing and consider and act upon an ordinance by changing the zoning of 6.320± acres out of the J.B. Littlepage Survey, Abstract No. 643, and the J. Sharkey Survey, Abstract No. 1065, described in Exhibit "A" hereto from Community Retail (CR) District to Planned Development District No. 142 (PD-142) for Community Retail (CR) District uses; adopting development and use regulations; granting a specific use permit for mini-warehouse storage (self-storage) uses. The property is generally located on U.S. Highway 67 and approximately 400 feet west of Overlook Drive (Case No. Z18-2021-072).

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 26th day of February, 2021, at or before 6:00 P.M.


Trenton Robertson, AICP
Planning Director