

**NOTICE OF A SCHEDULED MEETING FOR THE  
CITY OF MIDLOTHIAN  
PLANNING & ZONING COMMISSION  
TUESDAY, MARCH 16, 2021**

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](http://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](mailto:planning@midlothian.tx.us) prior to 5:00 PM on the day of the meeting.

**WORKSHOP 5:00 PM**

- Review technical issues with the items on March 16, 2021, Planning and Zoning Commission Agenda.
- Discuss parking regulations and Planned Development District requirements.

**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 Special Called Planning & Zoning Commission meeting dated:
- March 4<sup>th</sup>, 2021
- 004 Consider and act upon a request for a Final Plat of Hawkins Meadows, Phase 2, being ± 25.123 acres out of the Marcellus T. Survey, Abstract No. 463. 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. FP05-2021-85).

**REGULAR AND PUBLIC HEARINGS**

- 005 Consider and act upon a request for a Preliminary Plat of the West Highland Estates, being +/-40.75 acres out of the James Coldiron Survey, Abstract No. 244. The property is generally located on West Highland Road between North Mockingbird Lane and Springer Road (Case No. PP11-2021-084).
- 006 Consider and act upon a request for a Preliminary Plat of the La Paz Ranch Estates Phase 3, being +/-125.456 acres out of the J.B. Orr Survey, Abstract No. 818; Shelby Smith Survey, Abstract No. 917; and the J.W. Singleton Survey, Abstract No. 1246. The property is generally located south of McAlpin Road, and northeast of FM 875 (Case No. PP12-2021-087).

- 007 Conduct a public hearing and consider and act upon an ordinance granting a Specific Use Permit (SUP) for outside storage & display relating to the development and use of Lots 6 and 7, Block 2, Eastgate Industrial Park (commonly known as 820, 824, and 840 Dividend Road), presently zoned Medium Industrial (MI) District (Case No. SUP12-2021-080).
- 008 Conduct a public hearing and consider and act upon an ordinance for a Specific Use Permit on Lot 40, Block 1, The Grove, Phase 3 and 4 (commonly known as 606 Mesquite Drive), to allow for a residential subdivision sign located on Walnut Grove Road near the entrance of The Grove subdivision (Case No. SUP13-2021-89).
- 009 Conduct a public hearing and consider and act upon an ordinance for a Specific Use Permit on Lot 1, Common Area 2, Dove Creek to allow for a residential subdivision sign located facing McAlpin Road, near the entrance of Dove Creek subdivision (Case No. SUP14-2021-90).
- 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 ±.1.0869 acres of land presently zoned Commercial (C) District. The property is located at 3261 FM 663, Suite B. (Case No. SUP15-2021-092).
- 011 Conduct a public hearing and consider and act upon an ordinance changing the zoning of 0.2638+/- acres situated in the James M. Paine Survey, Abstract No. 883 (commonly known as 1509 & 1511 North 9th Street) from Single Family-Four (SF-4) District to Urban Village Planned Development District No. 144 (UVPD-144) for medium density/duplex residential uses (Case No. Z21-2021-082).
- 012 Conduct a public hearing to consider and act upon an ordinance by amending and restating in their entirety the development and use regulations of Planned Development District No. 36 (PD-36) as adopted by Ordinance No. 2019-05, inclusive of all exhibits relating to the use and development of 7.717± acres on Lots 1-3 and Lots 4R-5R, Block A, Green Hollow Phase 1, to allow for a restaurant. The property is located directly to the east of 14th Street, between East Main Street (Business 287) and Highlander Road (Case No. Z22-2021-089).

#### 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 12<sup>th</sup> day of March, 2021, at or before 6:00 P.M.

  
Trenton Robertson, AICP  
Planning Director