

**NOTICE OF A SCHEDULED MEETING FOR THE
CITY OF MIDLOTHIAN
PLANNING & ZONING COMMISSION
TUESDAY, APRIL 20, 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. All forms must be received by 4:00 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 4:00 PM on the day of the meeting.

WORKSHOP 5:00 PM

- Staff review of the cases that were heard by City Council in the last sixty (60) days.
- Review residential and non-residential design requirements.
- Discuss potential changes to the Subdivision Ordinance regulations.

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 take action on items not listed on the agenda.

CONSENT AGENDA

- 002 Consider the minutes for the Special Called Planning & Zoning Commission meeting dated:
- March 16th, 2021
- 003 Consider and act upon a request for a Final Plat of the Two Creeks 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. FP06-2021-111).
- 004 Consider and act upon a request for a Final Plat of the Bella Vista Addition, being ± 40.730 acres of land situated in the Henry Taylor Survey, Abstract No. 1099, in the ETJ of the City of Midlothian, Ellis County, Texas. The property is located to the north of F.M. 875, between McAlpin Road and Skinner Road (Case No. FP07-2021-113).
- 005 Consider and act upon a request for a Final Plat of Dove Creek, Phase Two, being ± 39.715 acres out of the JD Enlow Survey, Abstract No. 346; G. Garcia Survey, Abstract No. 419; A. Howell Survey, Abstract No. 525; and the Martha Brenan Survey, Abstract No. 43, City of Midlothian, Ellis County, Texas. The property is generally located south of McAlpin Road and 2,500 feet east of FM 663 (Case No. FP08-2021-123).

REGULAR AND PUBLIC HEARINGS

- 006 Consider and act upon a request for a Preliminary Plat of the MidTowne Skilled Nursing Center, Lots 1 and 2, being ± 5.929 acres out of the B. F. Hawkins Survey, Abstract No. 464. The property is located on the southeast corner of the intersection of 9th Street (F.M. 663) and the proposed extension of Dylan Way (Case No. PP13-2021-108).
- 007 Consider and act upon a request for a Preliminary Plat of the Villages of Walnut Grove, being ± 72.386 acres out of the C. Jenkins Survey, Abstract No. 556, and the B.F. Witherspoon Survey, Abstract No. 1180. The property is generally located south of Walnut Lane, between South Walnut Grove Road and Eastgate Road (Case No. PP14-2021-012).
- 008 Conduct a public hearing and consider and act upon an ordinance granting a Specific Use Permit (sup) for "Motor Vehicle Repair, Minor" relating to the development and use of Lots 1-3, Block 10, Original Town Addition (commonly known as 101 West Avenue E) located within a Commercial (C) District. The property is located at 101 West Avenue E (Case No. SUP16-2021-101).
- 009 Conduct a public hearing and consider and act upon an ordinance granting a Specific Use Permit (SUP) for a drive-through establishment on $0.558\pm$ acres in the W.M. Hawkins Survey, Abstract No. 465 and the B.F. Hawkins Survey, Abstract No. 464 and being a portion of Lot 2RC, Block 1, Creekbend Plaza Addition, presently zoned Commercial (C) District; adopting conditions for development and use of the property. The property directly abuts George Hopper Road to the south, between East Main Street and future Weaver Way (Case No. SUP17-2021-110).
- 010 Conduct a public hearing and consider and act upon an ordinance relating to the use and development of $3.00\pm$ 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. Z23-2021-102).
- 011 Conduct a public hearing and consider and act upon an ordinance changing the zoning of $2.056\pm$ acres, being Lot 1, Block 1 of Lighthouse Addition, described in Exhibit "A" hereto from Commercial (C) District to Planned Development District No. 46 (PD-46) for Commercial (C) District uses; adopting development and use regulations; adopting a site plan and elevations. The property is generally located 1400 N 9th Street. (Case No. Z24-2021-106).
- 012 Conduct a public hearing and consider and act upon an ordinance by amending the regulations relating to the development and use of Lot 3, Block 27, in MidTowne Phase 2, located in Planned Development District No. 42 (PD-42) and described in Exhibit "A" hereto by authorizing townhomes as a permitted use on said property. The property is located to the west of Abigail Way, between George Hopper Road and Skye Lane (Case No. Z25-2021-107).
- 013 Conduct a public hearing and consider and act upon an ordinance relating to the use and development of $7.00\pm$ acres in the Joseph H. Witherspoon Survey, Abstract No. 1136 by changing the zoning from Agricultural (A) District and Commercial (C) District to Commercial (C) District (Case No. Z26-2021-114).
- 014 Conduct a public hearing and consider and act upon an ordinance relating to the use and development of ± 506.428 acres, being a tract of land in the M.E.P. & P. Railroad Company Survey, Abstract No. 761, John Chamblee Survey, Abstract No. 192, Joseph Stewart Survey, Abstract No. 961, Cuadrilla Irrigation Company Survey, Abstract No. 262, and the Cuadrilla Irrigation Company Survey, Abstract No. 1204, by amending the use and development regulations of Planned Development District No. 18 (PD-18). The property is located approximately ± 1400 feet west of

U.S. Hwy 67 interchange, between U.S. Hwy 287 and Old Fort Worth Road (Case No. Z27-2021-116).

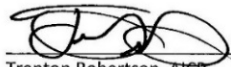
- 015 Conduct a public hearing and consider and act upon an ordinance amending the Subdivision Ordinance by amending Section 6.11 “Street Standards”, Table 6-1, street right-of-way width (Case No. OZ03-2021-021).

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 April, 2021, at or before 6:00 P.M.


Trenton Robertson, AICP
Planning Director