

**NOTICE OF A SCHEDULED MEETING FOR THE
CITY OF MIDLOTHIAN
PLANNING & ZONING COMMISSION
TUESDAY, JUNE 15, 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 5:30 PM

- Staff review of the cases that were heard by City Council in the last sixty (60) days.
- Planned Developments and Design requirements

REGULAR AGENDA AND PUBLIC HEARINGS 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.
- 002 Consider the minutes for the Special Called Planning & Zoning Commission meeting dated:
- May 18, 2021
- 003 Consider and act upon a request for a Preliminary Plat of the Massey Meadows, Phase Two (2) Addition, being +/-48.884 acres out of the John Smith Survey, Abstract No. 971; RW Tucker Survey, Abstract No. 1311; and the Jourdan Powers Survey, Abstract No. 838. The property is generally located on the northeast corner of Walnut Grove Road and FM 1387 (Case No. PP16-2021-131).
- 004 Consider and act upon a request for a Preliminary Plat of Phase Three (3) Dove Creek Addition, being +/-73.012 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. The property is generally located off of McAlpin Road south of Dove Creek Phase Two (2) (Case No. PP17-2021-136).
- 005 Consider and act upon a request to allow for a driveway access onto McAlpin Road for a single-family residential lot, being approximately ±7.478 acres out of the N.N. J.J. and B.L. Edwards Survey, Abstract No. 340. The property is located on McAlpin Road (Case No. M19-2021-143).


- 006 Conduct a public hearing and consider and act upon an ordinance granting a Specific Use Permit (SUP) for a secondary dwelling unit on Lot 62, Shallow Creek Estates Phase IV (commonly known as 5404 Cripple Creek Circle), presently zoned Single-Family One (SF-1) District (Case No. SUP18-2021-132).
- 007 Conduct a public hearing and consider and act upon an ordinance granting a Specific Use Permit (SUP) for a drive-through establishment on Lot 2, Block A, Walnut Grove Center North, presently zoned Commercial (C) District; adopting conditions for development and use of the property. The property is located at 2450 Presidential Parkway (SUP19-2021-133). **WITHDRAWN**
- 008 Conduct a public hearing and consider and act upon an ordinance granting a Specific Use Permit (SUP) for a restaurant (over 1,000 square feet) with a drive-thru on Lot 3-B1, Block 1, of the Hawkins Meadows Commercial Addition, presently zoned Planned Development District No. 68 (PD-68) (Case No. SUP20-2021-138).
- 009 Conduct a public hearing and consider and act upon an ordinance granting a Specific Use Permit (SUP) for a drive-thru establishment on Lot 5, Block 1, Harvest Hill Addition, Cabinet K, Slide 80, (2211 F.M. 663) presently zoned Planned Development District No. 19 (PD-19) (SUP21-2021-139).
- 010 Conduct a public hearing and consider and act upon an ordinance amending the City of Midlothian Zoning Ordinance and zoning map relating to the use and development of 46.635± acres out of the N.N. J.J. & B.L. Edwards Survey, Abstract No. 340 described in Exhibit “A” hereto, by changing the zoning from Agricultural (A) District to Planned Development District No. 142 (PD-142) for residential uses. The property is located north of FM 875, between McAlpin Rd. and Skinner Rd. (Case No. Z31-2021-134).
- 011 Conduct a public hearing and consider and act upon an ordinance to amend and restate in its entirety Planned Development No. 69 (PD-69), amending the land development regulations to include building setbacks and development articulation zones. The property is generally located at the intersection of Highway 67 and Miller Road and commonly known as the Midlothian Business Park. (Case No. Z32-2021-135).
- 012 Conduct a public hearing and consider and act upon an ordinance amending the city of Midlothian Zoning Ordinance by amending Section 3.5100(a) “Residential Accessory Building Standards” to change the accessory structure building permit requirements (Case No. OZ08-2021-142).

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 11th day of June, 2021, at or before 6:00 P.M.


Trenton Robertson, ATCP
Planning Director