

**NOTICE OF A SCHEDULED MEETING FOR THE
CITY OF MIDLOTHIAN
PLANNING & ZONING COMMISSION
TUESDAY, SEPTEMBER 21, 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.

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.
- Capital Improvement Advisory Committee (CIAC) – Description Only
- Parking regulations amendments
- Design regulation amendments

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 Planning & Zoning Commission meeting dated:
- August 17, 2021
- 003 Consider and act upon a request for two special exceptions, being, 1) Section 6.14 of the Subdivision Ordinance allow for a lot to be subdivided without having street frontage onto a public street (Methodist Way), and 2) Section 4.5605(b.1) of the Zoning Ordinance to allow for driveway access not meeting the minimum spacing requirements for a ±7.909 acres tract of land out of the B.F. Hawkins Survey, Abstract No. 464 for nonresidential uses. The property is located on the northwest corner of U.S. Highway 287 service road and Methodist Way (Case No. M26-2021-180).
- 004 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 31.387± acres out of the N.N. J.J. & B.L. Edwards Survey, Abstract No. 340 described in Exhibit "A" hereto to adopt the initial zoning of said property by zoning said property as Planned Development District No. 142 (PD-142); amending the development and use regulations of PD-142 as set forth in Ordinance No. 2021-54 by amending the description of the property, the amount of required open space, and the planned development site plan. The property is located north of FM 875, between McAlpin Rd. and Skinner Rd. (Case No. Z42-2021-181).
- 005 Consider and act upon a request for a Preliminary Plat of Hartson Estates, being ± 78.022 acres of land, situated within the N.N.J.J. and B.L. Edwards Survey, Abstract No. 340, a portion being in City of Midlothian, Ellis County, Texas and a portion being in the ETJ of the City of Midlothian

and a portion of that tract of land described in deed to Dalayne Hartson, City of Midlothian, Ellis County (Case No. PP25-2021-179).

- 006 Conduct a public hearing to consider and act upon an ordinance amending the regulations relating to the development and use of 0.521± acres located in Planned Development District No. 42 (PD-42) and described in Exhibit “A” hereto by authorizing a Daycare Center as a permitted use on said property and adopting a planned development site plan and development regulations. The property is located at the east end of Skye Lane, between Shelby Place and 14th Street and directly to the east of Alex Lane (Case No. Z45-2021-186).
- 007 Conduct a public hearing and consider and act upon an ordinance granting a Specific Use Permit (SUP) for a car wash on Lot 2, Block B, of Walmart Supercenter Addition, being 2.12± acres of land generally located to the east of Walton Way, between W. Avenue F and W. Main Street (Business 287) (Case No. SUP23-2021-185).
- 008 Conduct a public hearing and consider and act upon an ordinance to change relating to the use and development of 50.46± acres in the M. Pogue Survey, Abstract No. 852 described in Exhibit “A” hereto, by changing the zoning from Agricultural District to Planned Development District No. 143 (PD-143) for residential uses. The property is located ±1,600 feet south of the Plainview Road and Stout Road intersection commonly known as 4440 Stout Road (Case No. Z41-2021-177).
- 009 Conduct a public hearing and consider and act upon an ordinance relating to the use and development of 506.6± acres out of the M.E.P & P Railroad Company Survey, Abstract No. 761, John Chamblee Survey, Abstract No. 192, J. Stewart Survey, Abstract No. 961, Cuadrilla Irrigation Company Survey, Abstract No. 262 and Caudrilla Irrigation Company Survey, Abstract No. 1204, described in Exhibit “A” hereto, by changing the zoning from Planned Development District No. 18 (PD-18) to Planned Development District No. 146 (PD-146) for a mixed-use development; adopting development regulations and a site plan. 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. Z40-2021-160).

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 17th day of September, 2021, at or before 6:00 P.M.


Trenton Robertson, AICP
Planning Director

**MINUTES
PLANNING AND ZONING COMMISSION
TUESDAY, AUGUST 17, 2021**

The Planning and Zoning Commission for the City of Midlothian met on Tuesday evening, in the City Hall Council Chambers located at 104 West Avenue E, Midlothian, Texas.

The following Commissioners were present:

Maurice Osborn	§	Chairman
Scott Koehler	§	Vice-Chairman
Lee Skinner	§	Commissioner
Mike Rodgers	§	Commissioner

The following Commissioners were absent:

Mark Hill	§	Commissioner
Angela Stephens	§	Commissioner
Jerry Caves	§	Commissioner

REGULAR AGENDA 5:00 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.**

There were no citizens to be heard at this time.

- 002** **Consider the minutes for the Planning & Zoning Commission meeting dated:**
• **July 20, 2021**

Commissioner Rodgers moved to approve the minutes as presented. Motion was seconded by Commissioner Skinner and carried unanimously (4-0).

- 003** **Consider and act upon a request to allow for direct residential driveway access onto FM 875 relating to the development of ±5.358 acres for a single-family residential use out of the N.N. J.J. and B.L. Edwards Survey, Abstract No. 340. The property is located at 3281 East FM 875 (Case No. M25-2021-175).**

Staff presented the agenda item and welcomed questions from the Commissioners. Commissioner Koehler moved to approve Item #003 as presented. Motion was seconded by Commissioner Skinner and carried unanimously (4-0).

- 004 Consider and act upon a request for a Preliminary Plat of Reserves of Somercrest, being ± 10.79 acres of land, situated within the Alexander Jenkins Survey, Abstract 554, City of Midlothian, Ellis County (Case No. PP23-2021-164).**

Staff presented the agenda item and welcomed questions from the Commissioners. Commissioner Skinner moved to approve Item #004 as presented. Motion was seconded by Commissioner Rodgers and carried unanimously (4-0).

MISCELLANEOUS DISCUSSION.

- **Staff and Commissioner Announcements** – There were no announcements.
- **Adjourn**

With there being no further business to discuss, Chairman Osborn adjourned the meeting at 5:09 p.m.

Maurice Osborn, Chairman

ATTEST:

Trenton Robertson, AICP, Planning Director