

**NOTICE OF A SCHEDULED MEETING FOR THE
CITY OF MIDLOTHIAN
PLANNING & ZONING COMMISSION
TUESDAY, OCTOBER 19, 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 5:30 PM

- Staff review of the cases that were heard by City Council in the last sixty (60) days.
- Update on various proposed text 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:
- September 21, 2021
- 003 Consider and act upon a request for a Preliminary Plat of Jordan Meadows, being ± 150.809 acres of land, situated within the J Smith Survey, Abstract No. 963; the J. Johnson Survey, Abstract No. 558; and the JP Sewell Survey 1027, being in the City of Midlothian's ETJ. The property is located east of Norrell Road, south of FM 875 (Case No. PP27-2021-200).
- 004 Consider and act upon a request for a Preliminary Plat of Lone Star Ranch, being ± 213.421 acres of land, situated within the MT Castor Survey, Abstract No. 236; GL Williams Survey, Abstract No. 1179; and the JN Witherspoon Survey, Abstract No. 1137. The property is located south of FM 875, along Plainview Road, and directly abutting Stout Road to the east and the west (Case No. PP28-2021-201).
- 005 Conduct a public hearing and consider and act upon an ordinance granting a Specific Use Permit (SUP) for a secondary dwelling unit on Lot 38, Block 3, Lake Grove Addition (commonly known as 1038 Lakegrove Loop), presently zoned Single-Family One (SF-1) District (Case No. SUP25-2021-191).
- 006 Conduct a public hearing and consider and act upon an ordinance for a Specific Use Permit (SUP) of a 1,330± square foot portion of a building located on lot 2R-A, Block 1, Walnut Grove Center South Addition (commonly known as 4470 East U.S. Highway 287 Ste. 1000) and presently zoned Commercial (C) District, by granting a Specific Use Permit (SUP) for a restaurant exceeding 1,000 square feet (Case No. SUP26-2021-195).

- 007 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 Cuadrilla 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).
- 008 Conduct a public hearing and consider and act upon an ordinance amending and restating in their entirety the development and use regulations of Planned Development District No. 120 (PD-120). The property is located at the northeast corner of FM 663 and FM 875 (Z43-2021-182).
- 009 Conduct a public hearing and consider and act upon an ordinance relating to the development and use regulations of +/-351.4 acres in the Chamblee Survey, Abstract No. 192; W.W. Eavin Survey, Abstract No. 932; S.D. Sutton Survey, Abstract No. 1015; and the L. Newton Survey, Abstract No. 792, by changing the zoning from Single-Family One (SF-1) District, Agricultural (A) District, and Planned Development District No. 7 (PD-7) to Planned Development District No. 147 (PD-147) for Commercial and Heavy Industrial uses. The property is generally located north of the intersection Highway 67 and east of Ward road (Case No. Z46-2021-192).
- 010 Conduct a public hearing and consider and act upon an ordinance amending the zoning of +/-1.1957 acres on Lots 1-10, Block 21, of the Original Town Addition, and Lots 11-15, Block 16, of the Original Town Addition of Midlothian from Commercial (C) District to Planned Development District for a mixed-use development consisting of residential and non-residential (commercial) uses. The property is generally located at 211 and 301 West Main Street (Case No. Z47-2021-193).
- 011 Conduct a public hearing and consider and act upon an ordinance amending the regulations relating to the use and development being Lots 1A1, 1A2, 2A, and 3A, Block 1 of the McCowan Addition by changing the zoning from Light Industrial (LI) District to Planned Development District No. 149 (PD-149) for Distribution Center Uses. The property is located south of Tayman Drive, between U.S. Hwy 67 and Old Hwy 67 (4191 N U.S. Hwy 67) (Case No. Z48-2021-194).
- 012 Conduct a public hearing and consider and act upon an ordinance amending the zoning of +/-66.441 acres situated in the J. Sharkey Survey, Abstract No. 1065 and the WP Kerr Survey, Abstract No. 609, by changing the zoning from Planned Development District No. 94 (PD-94) to Planned Development District No. 150 (PD-150) for a mixed-use development consisting of residential and nonresidential uses. The property is located to the east of U.S. Hwy 67, between Spur 77 and Main Street (Business 287) (Case No. Z49-2021-199).
- 013 Conduct a public hearing and consider and act upon an ordinance amending the city of Midlothian Zoning Ordinance by amending Section 2.04 “Use Tables”, Subsection (a) “Commercial” by adding temporary shipping/storage containers as a use subject to approval of a special exception; adding Section 2.05 “Temporary placement of shipping/storage containers on the property within the City. (Case No. OZ10-2021-205).
- 014 Conduct a public hearing and consider and act upon an ordinance amending the zoning of 280.86± acres situated in the John Chamblee Survey, Abstract No. 192; J. B. Littlepage Survey, Abstract No. 643; Memphis, El Paso and Pacific Railroad Company Survey, Abstract No. 761; Allen Reeves Survey, Abstract No. 939; and the John Sharkey Survey, Abstract No. 1065, from Residential 2.5 (R-2.5) District, Residential 3 (R-3) District and Planned Development District No. 49 (PD-49) to a new Planned Development District to allow for a non-residential mixed-use development


including but not limited to warehouse distribution, office and professional, retail, restaurants, and hotel uses. The property is located to the east of U.S. Hwy 67, between U.S. Hwy 287 and Auger Road/Teal Way (Case No. Z50-2021-202). **WITHDRAWN**

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 15th day of October, 2021, at or before 6:00 P.M.


Trenton Robertson, AICP
Planning Director