

**NOTICE OF A SCHEDULED MEETING FOR THE
CITY OF MIDLOTHIAN
PLANNING & ZONING COMMISSION
TUESDAY, JANUARY 18, 2022**

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.

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.
- 002 Staff review of the cases that were heard by City Council in the last sixty (60) days.

CONSENT AGENDA

- 003 Consider the minutes for the Planning and Zoning Commission meeting dated:
- October 19, 2021
 - November 16, 2021
- 004 Consider and act upon a request for a Final Plat of The Arbors, being ± 56.432 acres of land, situated within the A.J. Lawrence Survey, Abstract No. 625, City of Midlothian, Ellis County. The property is located to the west of North Walnut Grove Road, between Steeplechase Road and Shiloh Court/Shiloh Road (Case No. FP01-2022-37).

REGULAR AGENDA AND PUBLIC HEARINGS

- 005 Conduct a public hearing and consider and act upon an ordinance granting a Specific Use Permit (SUP) to allow for a proposed coffee shop (Scooter's Coffee) to have 1) drive-thru establishment and 2) additional signage. The property is located at 761 E. Main Street (directly to the east of O'Reilly's Automotive) (SUP04-2022-034) **WITHDRAWN BY THE APPLICANT**
- 006 Conduct a public hearing and consider and act upon an ordinance by changing the zoning from Agricultural (A) District and Single-Family One (SF-1) District to a Planned Development District to allow for single-family residential uses and community retail uses. The property is located west of FM 663, between Autumn Run Road and Byrd Ranch Road (2451 FM 663) (Z13-2022-048). **WITHDRAWN BY THE APPLICANT**
- 007 Conduct a public hearing and consider and act upon an ordinance relating to the use and development of 54.538± acres in the W. Rawls Survey, Abstract No. 932 by changing the zoning from Commercial (C) District to a Planned Development District to allow for Heavy Industrial (HI) District uses and office/warehouse and distribution uses. the property is located directly to the south

of Old Fort Worth Road, west of U.S Hwy 67 and U.S Hwy 287 interchange (approx. 800 feet) and east of Ward Road (2,300 feet) (Z14-2022-049). **WITHDRAWN AND WILL BE RESCHEDULED AND RE-NOTICED FOR A LATER DATE.**

- 008 Consider and act upon a request for a Preliminary Plat of Mayes Estates, being ±50.46 acres in the M. Pogue Survey, Abstract No. 852. The property is located ±1,600 feet south of the Plainview Road and Stout Road intersection commonly known as 4440 Stout Road (PP02-2022-038).
- 009 Consider and act upon a request for a Preliminary Plat of Villas on the Square, being ±18.797 acres in the Benjamin F. Hawkins, Abstract 464, the James E. Hawkins Survey, Abstract 462 and the Marcellus T Hawkins Survey, Abstract 463. The property is generally on the east side of 14th Street, between Hawkins Run Road and Mt. Zion Road (PP03-2022-038).
- 010 Consider and act upon a request for a Preliminary Plat of Canvas at Midlothian, being ±26.861 acres being a portion of a tract described as Fulson Midlothian Partners I, LP, Volume 2220, Page 194, John Chamblee Survey, Abstract No. 19. The property is generally located on Padera Lake Boulevard, north of U.S. Highway 287 (PP05-2022-45).
- 011 Consider and act upon a request for a Preliminary Plat of Jordan Run Phase IV, being 98.332± acres of land, situated within the E. Ballard Survey, Abstract No. 119, the J. Smith Survey, Abstract No. 963, the J. Johnson Survey, Abstract No. 558 and the J. Singleton Survey, Abstract No. 959, Ellis County, generally located to the east of Norrell Road, between FM 875 and Murr Road (Case No. PP06-2022-046).
- 012 Consider and act upon a special exception from the Subdivision Ordinance from Section 6.16 “Improvement Standards and Requirements” pertaining to driveway material on new development at 1266 Eastgate Road in Eastgate. The property is approximately +/-1.383 acres being tract B-3 of Eastgate Industrial Park (commonly known as 1266 Eastgate Road) (Case No. M06-2022-043).
- 013 Consider and act upon a special exception in accordance to Section 7.13 of the Subdivision Ordinance from Section 3.16 “Dedication” and Section 4.14 “Final Plats” of the Subdivision Ordinance pertaining to right-of-way (ROW) dedication on Plainview Road. The property is approximately +/-11.013 acres and is within the SA and MG RR Survey, Abstract No 1048 (commonly known as 3860 Plainview Road) (Case No. M07-2022-044).
- 014 Conduct a public hearing and consider and act upon an ordinance to change the zoning on Lot 2, Block 30, Town of Midlothian Addition (commonly known as 215 South 6th Street) and presently located in a Residential Three (R3) Zoning District by rezoning said property to Urban Village Planned Development District No. 152 (UVPD-152) for single family residential uses (Case No. Z07-2022-032).
- 015 Conduct a public hearing to consider and act upon an ordinance amending the regulations by changing the zoning of 104.486± acres out of the L.W. Stewart Survey, Abstract No. 997, C.R. Werely Survey, Abstract No. 1187, and the J.J. Grimes Survey, Abstract No. 1327 described in Exhibit “A-1” hereto from Agricultural (A) Zoning District to Planned Development District No. 145 (PD-145); amending and restating the development and use regulations of Planned Development District No. 145 (PD-145). The property is located west of Longbranch, and is directly northwest of the Mid-Way Regional airport (Case No. Z08-2022-035).
- 016 Conduct a public hearing and consider and act upon an ordinance amending the use and development regulations of Planned Development District No. 117 (PD-117) relating to accessory building standards. The property is located west of Joe Wilson Road and north of Wisteria Trail (Case No. Z09-2022-036).

- 017 Conduct a public hearing to consider and act upon an ordinance amending the regulations relating to the development and use of 0.948± acres located in Planned Development District No. 42 (PD-42) to allow for a day care facility as a permitted use on said property and adopting a planned development site plan and development regulations. The property directly abuts South 9th Street on the east, between future Dylan Way and Stiles Drive (Case No. Z10-2022-039).
- 018 Conduct a public hearing to consider and act upon an ordinance by amending the development and use regulations of Planned Development District No. 33 (PD-33) as adopted by Ordinance No. 2006-10, by adopting a planned development site plan and development regulations for 1.578± acres. The property is located at the northeast corner of North 14th Street and East Ridge Drive, and west of West Maple Ridge Court (Case No. Z11-2022-040).
- 019 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 Light Industrial and 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. Z12-2022-047).

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 January 14, 2022, at or before 5:00 P.M.


Trenton Robertson, AICP
Planning Director