

**NOTICE OF A SCHEDULED MEETING FOR THE
CITY OF MIDLOTHIAN
PLANNING & ZONING COMMISSION
TUESDAY, APRIL 19 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 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 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:

- March 15, 2022

004 Consider and act upon a request for a Preliminary Plat of Midlothian 287 Business Park, being ± 7.0 acres out of the Joseph H. Witherspoon Survey, Abstract No. 1136. The property is located approximately 700 feet west of the intersection of U.S. Hwy 287 and Plainview Road (Case No. PP16-2022-097).

REGULAR AGENDA AND PUBLIC HEARINGS

005 Consider and act upon a request for a Preliminary Plat for Highland Lakes Phase 1, being ± 169.744 acres of land, situated within the M.H. Davis Survey, Abstract No. 314, the R. Rowles Survey, Abstract 938 and the S. Smith Survey, Abstract 973. The property is located to the South of FM 875 and east of FM 663. (Case No. PP15-2022-86).

006 Consider and act upon a request for a special exception to Section 6.14.3 of the Subdivision Ordinance to allow for drive access onto a minor arterial (McAlpin Road) for a $7.881\pm$ acres tract located on N.N., J.J., & B.L. Edwards Survey, Abstract No. 340. The property is located to the east of McAlpin Road, between Seeton Lane and FM 875 (Case No. M12-2022-85).

007 Conduct a public hearing and consider an application requesting a Specific Use Permit (SUP) for Electrical Substation relating to the use and development of $4.135\pm$ acres of land located in the B.F. Hawkins Survey, Abstract No. 464, which is located within the Single Family Three Zoning District (SF-3). The property is located on FM 663 between Lena Lane and Roundabout Drive. (Case No. SUP10-2022-084).

- 008 Conduct a public hearing and consider an application requesting a Specific Use Permit (SUP) for a body art studio to be located within a portion of a building on Lot 9R-1, Block 2, of Eastgate Industrial Park Phase 3 (commonly known as 860 Dividend Road, Suite 100); presently zoned Medium Industrial (MI) District (Case No. SUP11-2022-92).
- 009 Conduct a public hearing and consider an application regarding +/-108.357 acres out of the J. Smith Survey, Abstract 971, requesting a change in zoning from an Agricultural (A) District to a Planned Development District to allow for single-family residential uses. The property is located at the northeast corner of Walnut Grove Road and Mockingbird Lane. (Z23-2022-91) **APPLICANT HAS REQUESTED A CONTINUANCE.**
- 010 Conduct a public hearing and consider an application relating to the use and development of 74.538± acres in the W. Rawls Survey, Abstract No. 932 requesting a change in zoning from Commercial (C) District and Planned Development No. 7 (PD-7) to Planned Development District No. 150 (PD-150) for Heavy Industrial (HI) uses. The property is located directly 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) (Case No. Z20-2022-076).
- 011 Review and discuss proposed amendment to the Midtowne Master Plan relating to +/-67.098 acres within Planned Development 42 (PD-42). No action will be taken on this agenda item. (Z22-2022-88)
- 012 Conduct a public hearing and consider a proposed amendment to the City of Midlothian Zoning Ordinance by amending Section 3.5100(m) "Residential Accessory Building Standards" authorizing shipping containers as accessory buildings by specific use permit under certain conditions and Section 4.5100 "Non-Residential Accessory Building Standards" regulating the use of shipping containers in Medium Industrial (MI) and Heavy Industrial (HI) Zoning Districts. (Case No. OZ04-2022-96).

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, Clyde Melick, Assitant City Manager 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 April 15, 2022, at or before 5:00 P.M.


Trenton Robertson, AICP
Planning Director