

**NOTICE OF A SCHEDULED MEETING FOR THE
CITY OF MIDLOTHIAN
PLANNING & ZONING COMMISSION
TUESDAY, MAY 17, 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:

- April 19, 2022

REGULAR AGENDA AND PUBLIC HEARINGS

004 Conduct a public hearing and consider and act upon an ordinance in regards to +/-108.357 acres out of the J. Smith Survey, Abstract No. 971, by changing the zoning from 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)
CONTINUANCE REQUESTED

005 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) (Z33-2022-114)
CONTINUANCE REQUESTED

006 Consider and act upon a request for a special exception to Section 4.5604 (Minimum Landscaping Requirements) to the required landscaping within off-street parking areas, for an existing building on 18.3147± acres situated in the WM Hawkins Survey, Abstract No. 465. The property is located at 505 E Avenue E (Case No. M13-2022-89).

- 007 Consider and act upon a request for a special exception to Section 4.5604 (Minimum Landscaping Requirements) to the required landscaping within off-street parking areas, for an existing building on .8453± acres situated in part of lot 6;7 part of 4;5, Block 38, Original Town of Midlothian. The property is located at the intersection of South 5th Street and West Avenue I (Case No. M14-2022-90).
- 008 Conduct a public hearing and consider and act upon an ordinance for a Specific Use Permit for building wall signs exceeding the maximum permitted signage located on Lot 2, Block 1, Hawkins Meadows Commercial (commonly known as 2410 FM 663, Suite 200), and presently zoned Planned Development District No. 68 (PD-68). (SUP12-2022-94)
- 009 Conduct a public hearing and consider and act upon an ordinance granting a Specific Use Permit for a residential subdivision sign, on the south side of US Highway 287, Westside Preserve. The property is currently zoned Planned Development District No. 146 (PD-146) (SUP13-2022-109)
- 010 Conduct a public hearing to consider and act upon an ordinance changing the zoning of 2.015± acres in the 459 H.F. Hinkley Survey, Abstract No. 459, and on Lot 1, Block 1, Lighthouse Addition; amending the development and use regulations of Planned Development District No. 46 (PD-46) in reference to signage. The property is located east of North 9th Street, between East Ridgeway Drive and Sunset Drive (commonly known as 1400 and 1408 North 9th Street) (Z26-2022-104)
- 011 Conduct a public hearing and consider and act upon an ordinance for a Specific Use Permit for building wall signs that are not meeting signage regulations for the City of Midlothian, located on Lot 2R-A Block 1, Walnut Grove Center South (commonly known as 4470 FM 663, Suite 1000), and presently zoned Commercial (C). (SUP14-2022-110)
- 012 Conduct a public hearing and consider and act upon an ordinance relating to the use and development of 2.05± acres in the of land situated in the William W. Rawls Survey, Abstract 915 by changing the zoning from Single Family One (SF-1) District to an Urban Village Planned Development District for general professional uses. The property is generally located directly north of FM 663 and Autumn Run Drive. (Z32-2022-113)
- 013 Conduct a public hearing and consider and act upon an ordinance amending Planned Development District No. 32 (PD-32), by changing the development regulations and standards to allow for additional parking and amending landscaping. The property is located at the northeast corner of West Main and US Highway 67. (Z25-2022-101)
- 014 Conduct a public hearing and consider and act upon a request to rezone .563 acres of land, out of the Robert Horton Survey, Abstract 508 from Residential Three (R-3) District to an Urban Village Planned Development District to allow for use for a single-family residential dwelling combined with a non-residential use. The property is on the northwest corner of North 2nd Street and West Main. (commonly known as 803 W. Main Street) (Z18-2022-64)
- 015 Conduct a public hearing and consider and act upon an ordinance relating to the use and development of 104.38± acres in the of land situated in the L.W. Stewart Survey, Abstract 997, C.R. Werely Survey, Abstract. 1187, and the J.J. Grimes Survey, Abstract 1327 by changing the zoning from Agricultural (A) District to a Planned Development (PD) District for mixed uses. The property is generally located south of Hayes Crossing. (Z29-2022-108)

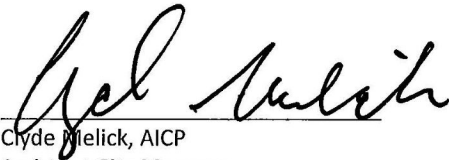
- 016 Conduct a public hearing and consider and act upon an ordinance relating to the use and development of 32.286± acres in the John Early Survey, Abstract No. 343 by changing the zoning from Agricultural (A) District to a Planned Development (PD) District for multifamily use. The property is generally located +/-625 feet north of Highway 287 on South Walnut Grove Rd. (Z28-2022-106)
- 017 Conduct a public hearing and consider and act upon an ordinance amending Planned Development District No. 120 (PD-120), by changing the development regulations and standards. The property is located at the northeast corner of FM 663 and FM 875. (Z27-2022-105)
- 018 Conduct a public hearing and consider and act upon a proposed amendment to the MidTowne Master Plan relating to +/-67.098 acres within Planned Development 42 (PD-42). (Z22-2022-88).
CONTINUANCE REQUESTED

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 May 13, 2022, at or before 5:00 P.M.



Clyde Melick, AICP
Assistant City Manager