

**NOTICE OF A SCHEDULED MEETING FOR THE  
CITY OF MIDLOTHIAN  
PLANNING & ZONING COMMISSION  
TUESDAY, MARCH 21, 2023  
6:00 P.M.**

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](http://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](mailto: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:
- February 17, 2023
- 004 Consider and act upon a request for a Final Plat of Westside Preserve, Section Four (4), being ±76.937 acres being a portion of a tract described as the Cuadrilla Irrigation Company Survey, Abstract 1204 and the Joseph Stewart Survey, Abstract 961. The property is generally located North of Old Fort Worth Road and South of Highway 287. (Case No. FP07-2023-10).
- 005 Consider and act upon a request for a Preliminary Plat of Alluvium Office Park, Lot 1 and 2, Block 1, being ±2.046 acres out of the M.T. Hawkins Smith Survey, Abstract 463, and the B.F. Hawkins Survey, Abstract 464. The property is located on 14th Street, south of Mt. Zion Road. (Case No. PP01-2023-014).

**REGULAR AGENDA AND PUBLIC HEARINGS**

- 006 Consider and act upon a request for an Exception to Sec. 3.5501 of the Midlothian Zoning Ordinance to allow for the construction of the primary roof of a building with a roof pitch less than the minimum requirement of 8:12. The property is presently zoned Single Family One (SF-1) District. The property is located on ±6.115 acres located at 3621 Waters Edge Drive. (Case No. M02-2023-08).
- 007 Consider and act upon a resolution, approving a detailed site plan for a development of .49 acres out of the Marcellus T. Hawkins Survey, Abstract No. 463 and Benjamin F. Hawkins Survey, Abstract No. 464, being in Planned Development- 81 (PD-81). The property is

generally located just east of the 2000 block of S 14<sup>th</sup> Street and is zoned Planned Development-81 (SP01-2023-09)

- 008 Conduct a public hearing and consider and act upon an ordinance relating to the use and development of 34.14± acres in the Coleman Jenkins Survey, Abstract No. 555 and the Joseph H. Witherspoon Survey, Abstract 1136, by changing the zoning from Agricultural (A) District and Commercial (C) District to a Planned Development (PD) District for mixed use. The property is generally located on East Highway 287, east of Shady Grove Road. (Case No. Z51-2022-198).
- 009 Conduct a public hearing and consider and act upon an ordinance amending the city of Midlothian Zoning Ordinance by amending Section 4.6005 “Real Estate and Homebuilders Signs” in reference to the requirement of a Specific Use Permit. (Case No. OZ01-2023-12).

#### **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, Mary Elliott, Planning Director for the City of Midlothian, 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 March 17th, 2023, at or before 5:00 P.M.

*Mary Elliott*

Mary Elliott, AICP  
Planning Director