

**NOTICE OF A SCHEDULED MEETING FOR THE  
CITY OF MIDLOTHIAN  
PLANNING & ZONING COMMISSION  
TUESDAY, SEPTEMBER 19, 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 972-775-7155 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.
- 003 Discussion on holiday schedule of meetings for 2023.
- 004 Discussion on the September 2023 issue of APA Zoning Practice for Equitable Zoning for home occupations.

**CONSENT AGENDA**

- 005 Consider the minutes for the Planning and Zoning Commission meeting dated:
- August 15, 2023
- 006 Consider and act upon a request for a Final Plat for U.S. 67/Overlook Addition, Lot 2 and Lot 3, Block A, being 4.475 acres out of the J.B. Littlepage Survey, Abstract 643 and the John Sharkley Survey, Abstract 1065, City of Midlothian, Ellis County, Texas. The property is located on US Highway 67, approximately +/-590 feet northwest of Overlook Drive. (Case No. FP13-2023-73).

**PUBLIC HEARINGS**

- 007 Conduct a public hearing and consider and act upon an ordinance amending the zoning from Agricultural (A) to a Single Family-2 (SF-2) zoning to allow for single family residential use, being Lots 24 and 25, Rolling Wood Estates, City of Midlothian, Ellis County, Texas. The property is located on ±3.8 acres at 3830 Oak Tree Lane. (Case No. Z25-2023-076).
- 008 Conduct a public hearing and consider and act upon an ordinance for a Specific Use Permit (SUP) for a "secondary dwelling" relating to the use and development of Lot 2, Heritage Ranch Estates, City of Midlothian, Ellis County, Texas. The property is presently zoned Agricultural (A) District and is located on ±7.132 acres at 931 Belmont Dr. (Case No. SUP12-2023-071).

- 009 Conduct a public hearing and consider and act upon an ordinance for a Specific Use Permit (SUP) for a “Day Care” relating to the use and development of Lot 1, Block A, Creekside Church of Christ Addition, City of Midlothian, Ellis County, Texas. The property is presently zoned Agricultural (A) District and is located on ±19.08 acres at 5401 E Highway 287 (Case No. SUP13-2023-072)
- 010 Conduct a public hearing and consider and act upon an ordinance amending the zoning of Planned Development-123 (PD-123) to allow for development of a “Hotel”, relating to the use and development of a portion of WM Hawkins Survey, Abstract 465, City of Midlothian, Ellis County, Texas. The property is located on ±2.5 acres and is generally located along the north side of East Main Street and Aspen Parkway. (Case No. Z21-2023-068).
- 011 Conduct a public hearing and consider and act upon an ordinance of the City of Midlothian, Texas, amending the City of Midlothian Zoning Ordinance and Zoning Map relating to the temporary zoning designation relating to the use and development of 370± acres of the property annexed into the Corporate Limits of the City pursuant to Ordinance No. 2004-10 and Ordinance No. 99-51 by changing the zoning classification of the 370± acres from Temporary Agricultural (A) to Agricultural (A) Zoning District (Z26-2023-78).

Beginning at the southeast corner of the intersection of Farm to Market Road 875 (FM 875) and Singleton Road, southerly along the eastern boundary of Singleton Road to its intersection with the City Limits of the City of Midlothian as described and depicted in City of Midlothian, Texas, Ordinance No. 2004-10 (Ord. No. 2004-10); then easterly along said City Limits, then northerly along the western boundary of Baucum Road and continuing along Baucum Road back to the point of beginning; and including a seventy (70) acre parcel to the north generally described as being part of the G.S. Smith Survey, Abstract 1074, the A.J. Cornelius Survey, Abstract 1285, and the G.B. Glover Survey, Abstract 1219, Ellis County, Texas, and being a part of the 3212.1279 acre tract described in deed from So. Creek Ranch, LLC, a Texas Liability Limited Company to the Salvation Army, a Georgia Corporation recorded in Volume 1773, Page 1957, Official Public Records of Ellis County, Texas. For purposes of clarity, the property contained within the above bounded area are those properties, and portions of properties to the extent located within the corporate limits of the City of Midlothian, Texas, identified by the Ellis Appraisal District by the following Property Identification Numbers: 138485, 244793, 244794, 244795, 244796, 265615 and 273163.

#### 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 September 15, 2023, at or before 5:00 P.M.

*Mary Elliott*

Mary Elliott, AICP  
Planning Director