

**NOTICE OF A SCHEDULED MEETING FOR THE
CITY OF MIDLOTHIAN
PLANNING & ZONING COMMISSION
TUESDAY, NOVEMBER 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. 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 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:
- October 17, 2023
- 004 Consider and act upon a request for a Final Plat for Westside Preserve, Section 2A, being +/-19.884 acres out of the Cuadrilla Irrigation Co. Survey, Abstract 1204, MEP and P RR Company, Abstract 761, City of Midlothian, Ellis County, Texas. The property is located on the north side of Old Fort Worth Road, east of Miller Road. (Case No. FP19-2023-104).
- 005 Consider and act upon a request for a Final Plat of Midtowne, Phase 10, being ± 25.8 acres out of the B.F. Hawkins Survey Abstract No. 464. The property is located between South 9th Street and South 14th Street, south of George Hopper Road. (Case FP21-2023-107)
- 006 Consider and act upon a request for a Final Plat for WMG, being +/-2.053 acres out of the William Rawls Survey, Abstract 915, City of Midlothian, Ellis County, Texas. The property is located on the west side of FM 663, north of Autumn Run Drive. (Case No. FP18-2023-100).
- 007 Consider and act upon a request to adopt the 2023 regular scheduled meeting dates for the Planning & Zoning Commission. (Case No. M14-2023-095).

REGULAR AGENDA 6:00 PM

- 008 Conduct and act upon a request to allow a temporary alternative pavement (gravel) for parking spaces, being Lot 1, Block 1 of Liberty Baptist Church, City of Midlothian, Ellis County, Texas. The property is located at 5010 FM 663 (Renovation Church at The Peak). (Case No. M15-2023-102).

PUBLIC HEARINGS

- 009 Conduct a public hearing and consider and act upon an ordinance for a Specific Use Permit (SUP) for a water well, relating to the use and development of 9.808± acre of land located on Lot 15 of Honeysuckle Ridge, Phase Four (4), commonly known as 1011 Ashford Lane, located in Agricultural (A) Zoning District (Case No. SUP16-2023-97).
- 010 Conduct a public hearing and consider and act upon an ordinance for a Specific Use Permit (SUP) for a “group home”, presently zoned Single Family Two (SF-2) District. The property is located on ±.454 acres, being Lot 4 of the Fox Run Addition, commonly known 1710 Sage Drive. (Case No. SUP17-2023-98). **REQUEST FOR CONTINUANCE TO DECEMBER PLANNING AND ZONING**
- 011 Conduct a public hearing and consider and act upon an ordinance for a Planned Development Amendment (PD), amending the development regulations of Planned Development-149 (PD-149) to allow additional industrial manufacturing uses and outside storage for the development, being Lot 1 and Lot 2, Block 1 of McCowan Addition-Rev., City of Midlothian, Ellis County, Texas. The property is located at 4521 N. US Hwy 67. (Case No. Z30-2023-113).
- 012 Conduct a public hearing to consider and act upon an ordinance relating to the use and development of .78± acres of land situated in the J.B. Garvin Survey, Abstract 402, by changing the zoning from Planned Development No. 14 (PD-14) District to Urban Village Planned Development (UVPD) District for nursing care. The property is generally located at the northwest intersection of FM 663 and Lena Lane, commonly known as 1111 S. 9th Street. (Case No. Z29-2023-112).
- 013 Conduct a public hearing to consider and act upon an ordinance for a Specific Use Permit (SUP) for a solar farm for 678± acres out of the John Chamblee Survey, Abstract No. 192 and the S. D. Sutton Survey, Abstract No. 1015, presently zoned Single-Family One (SF-1) District. Including property parcel numbers 201487,181191,181167,181149, 191218, 181260, 181168, 238841, and 181089. The property is generally located to the north of U.S. Highway 67 between Ward Road and South Weatherford Road and extending north of Wyatt Road. (Case No. SUP22-2023-109)
- 014 Conduct a public hearing to consider and act upon an ordinance amending the development regulations to allow temporary storage containers in Planned Development-24, being ±27.71 acres of Lot 1, Block A, Walmart Addition, City of Midlothian, Ellis County, Texas. The property is generally located at 400 S. Highway 67 (Case No. Z31-2023-114)
- 015 Conduct a public hearing and consider and act upon an ordinance relating to the use and development of 71.737+ acres in the J. Sharkey Survey, Abstract No. 1065, J.T. Rawls Survey, Abstract No. 933, and the W.P. Kerr Survey, Abstract No. 609 by changing the zoning from Planned Development District No. 94 (PD-94) and Light Industrial (LI) District, to Planned Development District No. 171 (PD-171) for Community Retail (CR) uses; adopting development regulations including a conceptual site plan, elevations, outdoor display and storage plan, landscape plan, and elevation/façade plan. The property is generally located on the south side of West Main Street, east of State Highway 67 and north of State Spur 73. (Case No. Z24-2023-075). **REQUEST TO CONTINUE**

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 November 17, 2023, at or before 5:00 P.M.

Mary Elliott

Mary Elliott, AICP
Planning Director