

**NOTICE OF A SCHEDULED MEETING FOR THE
CITY OF MIDLOTHIAN
PLANNING & ZONING COMMISSION
TUESDAY, DECEMBER 15, 2020**

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.

Although our Planning & Zoning Commission meetings are open to the public, space is limited and citizens are encouraged to watch the meetings online rather than in person due to concerns related to the spread of COVID-19. Citizens attending in person are asked to maintain a distance of at least six (6) feet from other members of the public, Planning & Zoning Commission and City staff. 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 3:00 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 3:00 PM on the day of the meeting.

REGULAR AGENDA 4:00 PM

Call to Order and Determination of Quorum.

- 001 Staff review of the cases that were heard by City Council in the last sixty (60) days.
- 002 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 take action on items not listed on the agenda.

CONSENT AGENDA

- 003 Consider the minutes for the Planning & Zoning Commission meeting dated:
- November 17, 2020
- 004 Consider and act upon a request for a Final Plat for Midpark, being ±3.390 acres out of the John Crane Survey, Abstract No. 246, generally located at the southwest corner of South 14th Street and Mt. Zion Road (Case No. FP02-2021-27).
- 005 Consider and act upon a request for a Final Plat of Dove Creek, Phase Two, being ± 39.715 acres out of the JD Enlow Survey, Abstract No. 346; G. Garcia Survey, Abstract No. 419; A. Howell Survey, Abstract No. 525; and the Martha Brenan Survey, Abstract No. 43, City of Midlothian, Ellis County, Texas. The property is generally located south of McAlpin Road and 2,500 feet east of FM 663 (Case No. FP03-2021-29).

REGULAR AGENDA AND PUBLIC HEARINGS

- 006 Conduct a public hearing and consider and act upon an ordinance amending the City of Midlothian Comprehensive Plan's future land use designation being 472± acres, out of the

Allen Reeves Survey, Abstract 939, Jon Chamblee Survey, Abstract 192 and the JP Littlepage Survey, Abstract 643. (Case No. C01-2021-01).

- 007 Consider and act upon a request for a Preliminary Plat of Ridgepoint Addition, being +/- 52.399 acres of the Martha Brenan Survey, Abstract No. 43 of Ellis County, Texas. The property is generally located at the intersection of 14th Street and Ashford Lane (Case No. PP05-2021-31).
- 008 Consider and act upon a request for a Preliminary Plat of Coventry Crossing Phase 3, being +/-28.109 acres out of the Amasa Howell Survey, Abstract No. 525 and the JD Enlow Survey, Abstract No. 346. The property is generally located east of FM 663 and south of McAlpin Road (Case No. PP06-2021-32).
- 009 Consider and act upon a request for a special exception from Section 6.11.9(d) of the City of Midlothian Subdivision Regulations to exceed the maximum block length requirement of 1,320 feet. The proposed streets are located in Coventry Crossing Phase Three, Blocks D & E (Case No. M04-2021-033).
- 010 Consider and act upon a request for a Preliminary Plat of Redden Farms, being 253.43± acres out of the Benjamin Monroe Survey, Abstract No. 1333; FE Witherspoon Survey, Abstract No. 1188; WG Stewart Survey, Abstract No. 1245; and Coleman Jenkins Survey, Abstract No. 556, City of Midlothian. The property is located west of Walnut Grove Road, between U.S. Highway 287 and FM 1387 (Case No. PP04-2021-30).
- 011 Consider and act upon the extension of a Preliminary Plat for Jordan Run, Phase IV, being 98.332± acres of land, situated within the E. Ballard Survey, Abstract No. 119; J. Smith Survey, Abstract No. 963; J. Johnson Survey, Abstract No. 558; and the J. Singleton Survey, Abstract No. 959, Ellis County, generally located to the east of Norrell Road, between FM 875 and Murr Road (Case No. M05-2021-39).
- 012 Consider and act upon a request to allow for a shared driveway access onto McAlpin Road for two single-family residential lots, being approximately ±13.051 acres out of the N.N. J.J. and B.L. Edwards Survey, Abstract No. 340. The property is located at 3061 and 3071 McAlpin Road (Case No. M06-2020-40).
- 013 Consider and act upon a request to allow for direct residential driveway access onto FM 875 relating to the development of ±6.033 acres for a single-family residential use out of the N.N. J.J. and B.L. Edwards Survey, Abstract No. 340. The property is located at 3421 East FM 875 (Case No. M03-2021-20).
- 014 Conduct a public hearing and consider and act upon an ordinance for a Specific Use Permit (SUP) amending Ordinance No. 2001-54 granting a Specific Use Permit (SUP) for a gasoline station with retail sales (SUP 6-2000-115) to increase the maximum building area and adopt the building elevations for the retail store (SUP05-2021-025).
- 015 Conduct a public hearing and consider and act upon an ordinance granting a Specific Use Permit (SUP) for an accessory structure exceeding the maximum allowed floor area to be located on Lot 3R, Whispering Hills Estates Addition, Phase 2 (commonly known as 2201

Ashford Lane), presently zoned Single Family-One (SF-1) District (Case No. SUP06-2021-026).


- 016 Conduct a public hearing and consider and act upon an ordinance amending and restating the development regulations for the Specific Use Permit (SUP) for a petroleum storage facility and the use of rail tanker cars granted pursuant to Ordinance No. 2013-26 as applicable to, on Lot 1, Block 4, RailPort Business Park Addition; extending the application of said Specific Use Permit to Lot 2, Block 4, RailPort Business Park Addition (commonly known as 2900 Kemp Ranch Road), said properties being located within a Medium Industrial (MI) District and Heavy Industrial (HI) District (Case No. SUP07-2021-041).
- 017 Conduct a public hearing and consider and act upon an ordinance relating to the use and development of .264± acres, being a tract of land located at 818 N 9th Street, by changing the zoning from Residential three (R-3) District to an Urban Village Planned Development (UVPD) for a church. (Z03-2021-34)-**Withdrawn until a later date**
- 018 Conduct a public hearing, consider, and act upon an ordinance amending regulations relating to the use and development of 16.175± acres located in and zoned as Planned Development District No. 50 (PD-50). The property is generally located south of U.S. Hwy 287 and ±2,400 feet west of Airport Drive (Z04-2021-035).
- 019 Conduct a public hearing to consider and act upon an ordinance amending the regulations relating to the development and use of ±18.80 acres located in Planned Development District No. 81 (PD-81) and described in Exhibit “A” hereto by amending section 2(a) of Ordinance No. 2018-13 to authorize single-family residential as a permitted use and adopting development regulations and a Planned Development site plan. The property is generally located at the northeast corner of Hawkins Run Road and 14th Street (Z05-2021-037).
- 020 Conduct a public hearing to consider and act upon an ordinance by amending the development and use regulations of Planned Development District No. 24 (PD-24) as set forth in Section 1 Subsection B of Ordinance No. 2005-43. The property is located at 400 South U.S. Hwy 67 (Case No. Z06-2021-038).
- 021 Conduct a public hearing to consider and act upon an ordinance relating to the development and use of 40.761± acres out of the James Coldiron Survey, Abstract No. 224, City of Midlothian, Ellis County, Texas, described in Exhibit "A" hereto by changing the zoning from Agricultural (A) District to Planned Development District No. 138 (PD-138) for residential uses. The property is generally located to the south of West Highland Road, between North Mockingbird Lane and Springer Road (Case No. Z07-2021-028).
- 022 Conduct a public hearing and consider and act upon an ordinance amending Section 4.6017 “Signs Located in General Professional (GP), Community Retail (CR), or Commercial (C) Districts” to include the Light Industrial (LI) District, and Section 4.6020 “Signs Located in Light Industrial (LI), Medium Industrial (MI), Heavy Industrial (HI) Districts” to exclude the Light Industrial (LI) District (Case No. OZ02-2021-045).

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, Trenton Robertson, Planning Director 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 the 11th day of December, 2020, at or before 6:00 P.M.



Trenton Robertson, AICP
Planning Director