

**NOTICE OF A SCHEDULED MEETING FOR THE  
CITY OF MIDLOTHIAN  
PLANNING & ZONING COMMISSION  
TUESDAY, MARCH 15, 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](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 15, 2022
- 004            Consider and act upon a request for a Preliminary Plat for Wind Ridge Phase 1, being ± 63.933 acres of land, situated within the B.F. Cherry Survey, Abstract No. 1341. The property is located to the east of South Walnut Grove Road, between Mockingbird Lane and FM 1387 (Case No. PP14-2022-80).
- 005            Consider and act upon a request for a Final Plat of Wind Ridge Phase 1, being ± 63.933 acres of land, situated within the B.F. Cherry Survey, Abstract No. 1341. The property is located to the east of South Walnut Grove Road, between Mockingbird Lane and FM 1387 (Case No. FP02-2022-060).
- 006            Consider and act upon a request for a Final Plat of Jordan Run Phase IV, being 98.218± acres of land, situated within the E. Ballard Survey, Abstract No. 119, the E.A. Moore Survey, Abstract 773, and J. Johnson Survey, Abstract 558, generally located to the east of Norrell Road, between FM 875 and Murr Road (Case No. FP03-2022-061).
- 007            Consider and act upon a request for a Final Plat of Lakes of Somercrest, being ± 38.94 acres of land, situated within the S. Jenkins Survey, Abstract No. 0554, and the James Alfred Survey, Abstract No. 007. The property is located south of Mt. Zion Road, and east of Somercrest Place (Case No. FP04-2022-69).

- 008 Consider and act upon a request for a Final Plat of Parks of Somercrest, being  $\pm 13.38$  acres of land, situated within the S. Jenkins Survey, Abstract No. 0554. The property is located south of Mt. Zion Road, generally between Ledgestone Lane and Somercrest Place (Case No. FP05-2022-070).
- 009 Consider and act upon a request for a preliminary plat of Lot 1, Block 1 of Park Westside, being  $\pm 20.989$  acres out of the J. Chamblee Survey, Abstract No. 192. The property is located between U.S Hwy 287 and Old Fort Worth Road (Case No. PP11-2022-067).
- 010 Consider and act upon a request for a Preliminary Plat of Sagebrush Addition, being  $\pm 93.032$  acres of land, situated within the Mary Powers Survey, Abstract No. 843. The property is generally located to the east of the intersection of Hayes Road and Longbranch Road (Case No. PP13-2022-075).

#### **REGULAR AGENDA AND PUBLIC HEARINGS**

- 011 Consider and act upon a request for a special exception, being, Section 6.14.3 of the Subdivision Ordinance to allow for drive access onto a minor arterial (McAlpin Road) for a  $13.0\pm$  acres tract located on N.N., J.J., & B.L. Edwards Survey, Abstract No. 340. The property is located to the east of McAlpin Road, between Seeton Lane and FM 875 (Case No. M09-2022-068).
- 012 Consider and act upon a request to allow for direct residential driveway access from FM 663 on  $\pm 0.95$  acres, out of the M Brenan Survey, Abstract No. 43. The property is generally located at the Northwest Corner of FM 663 and Apple Lane (Case No. M10-2022-074).
- 013 Conduct a public hearing and consider and act upon an ordinance for a Specific Use Permit to allow for a residential subdivision sign located adjacent to Onward Road near the entrance of the Parkside North subdivision on Lot 58, Block 1, Parkside North (commonly known as 3002 Holland Road) (Case No. SUP07-2022-059).
- 014 Conduct a public hearing and consider and act upon an ordinance for a Specific Use Permit (SUP) for a “secondary dwelling,” presently zoned Single-Family One (SF-1) District and Agricultural (A) District. The property is located on  $14\pm$  acres on the east side of FM 663, between Coventry Drive and McAlpin Road (commonly known as 5880 FM 663) (Case No. SUP08-2022-071).
- 015 Conduct a public hearing and consider and act upon an ordinance amending the zoning of  $\pm 1.86$  acres within the J.B. Littlepage Survey, Abstract No. 643 and the J. Sharkey Survey, Abstract No. 1085, from Community Retail (CR) District to Commercial (C) District. The property is located south of U.S Hwy 67 and west of Overlook Drive (located on the U.S Hwy 67 frontage road approximately  $\pm 380$  feet west of the Overlook Drive intersection) (Case No. Z21-2022-077).
- 016 Conduct a public hearing and consider and act upon an ordinance for a Specific Use Permit (SUP) to allow for a collision center (Motor Vehicle Repair Garage, major) of  $\pm 1.86$  acres within the J.B. Littlepage Survey, Abstract No. 643 and the J. Sharkey Survey, Abstract No. 1085, presently zoned Commercial (C) District. The property is located south of U.S Hwy 67 and west of Overlook Drive (located on the U.S Hwy 67 frontage road approximately  $\pm 380$  feet west of the Overlook Drive intersection) (SUP09-2022-078).
- 017 Conduct a public hearing and consider and act upon an ordinance relating to the use and development of  $21.59\pm$  acres out of the William W. Rawls Survey, Abstract No. 915, generally depicted in Exhibit “A” hereto, by changing the zoning from Agricultural (A) District and Single Family-One (SF-1) District to Planned Development District No. 153 (PD-153) for Single-Family Residential Uses and Community Retail (CR) uses; adopting development and use regulations for PD-130. The property is generally located at the southwest corner of FM 663 and Autumn Run Drive (Case No. Z16-2022-055).

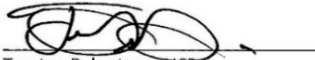
- 018 Conduct a public hearing and consider and act upon an ordinance amending the zoning of +/-2.73 acres situated in the L.D. Ledbetter Survey, Abstract No. 631, from Agricultural (A) District and Single Family Four (SF-4) District to a new Urban Village Planned Development District (UVPD) to allow for General Professional (GP) District uses, including senior assistant living (nursing care). The property is located at 736 Tower Road. (Z19-2022-072).
- 019 Conduct a public hearing and consider and act upon an ordinance relating to the use and development of 74.538± acres in the W. Rawls Survey, Abstract No. 932 by changing the zoning from Commercial (C) District and Planned Development No. 7 (PD-7) to a Planned Development District No. 150 (PD-150) for Heavy Industrial (HI) uses. The property is located directly south of Old Fort Worth Road, west of U.S Hwy 67 and U.S Hwy 287 interchange (approx. 800 feet), and east of Ward Road (2,300 feet) (Case No. Z20-2022-076).

#### **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 March 11th, 2022, at or before 5:00 P.M.

  
Trenton Robertson, AICP  
Planning Director