

**NOTICE OF A SCHEDULED MEETING FOR THE  
CITY OF MIDLOTHIAN  
PLANNING & ZONING COMMISSION  
TUESDAY, MAY 16, 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:
- April 18, 2023
- 004            Consider and act upon the extension for the recording of the final plat for Canvas, being ±26.861 acres being a portion of a tract described as Fulson Midlothian Partners I, LP, Volume 2220, Page 194, John Chamblee Survey, Abstract No. 19. The property is generally located on Padera Lake Boulevard, north of U.S. Highway 287. (M07-2023-41)
- 005            Consider and act upon a request for a Final Plat of the Redden Farms, Phase One A (1A), being +/- 83.194 acres out of the FE Witherspoon Survey, Abstract 1188, the Benjamin Monroe, Survey, Abstract 700, the WJ Ely Survey, Abstract 1333 and the Coleman Jenkins Survey, Abstract 556. The property is generally located south of FM 1387, and west of Walnut Grove Road. (Case No. FP09-2023-029).

**REGULAR AGENDA AND PUBLIC HEARINGS**

- 006            Conduct a public hearing and consider and act upon an ordinance amending the zoning of Agriculture (A) to Planned Development No. 169 (PD-169) zoning to allow for a Distribution Center and Outside Storage and Display uses on +/- 60.7 acres, being Abstract 42, R. Berry Survey, City of Midlothian, Ellis County, Texas. The property is generally located near the northwest corner of Forbes Rd. and VV Jones Rd. (Z09-2023-35)

- 007 Conduct a public hearing and consider and act upon an ordinance for a Specific Use Permit for building wall signs exceeding the maximum permitted signage located on Lot 2, Block 1, Harvest Hill Addition (commonly known as 320 Harvest Hill Drive, Suite 250), and presently zoned Planned Development District No. 109 (PD-109) (Case No. SUP07-2023-310).
- 008 Conduct a public hearing and consider and act upon an ordinance for a Specific Use Permit (SUP) for a “secondary dwelling”, presently zoned Agricultural (A) District. The property is located on ±1.91 acres at 5420 Cripple Creek. (Case No. SUP05-2023-28).
- 009 Conduct a public hearing and consider and act upon an ordinance to change the zoning on Lot 13 and Lot 14, Block 2, Bryant Addition (commonly known as 508 Bryant Avenue) and presently located in a Residential Three (R3) Zoning District by rezoning said property to Urban Village Planned Development District No. 168 (UVPD-168) for single family residential uses (Case No. Z08-2023-33).
- 010 Conduct a public hearing and consider and act upon an ordinance amending the zoning of Agricultural (A) to Single Family-2 (SF2) zoning to allow for residential use on +/- 1.782 acres, being Abstract 246, J. Crane Survey, City of Midlothian, Ellis County, Texas. The property is generally located at 3846 Shiloh Rd. (Case No. Z10-2023-039).
- 011 Conduct a public hearing and consider and act upon an ordinance amending the zoning of Planned Development-140 (PD-140) to allow for two (2) additional residential lots consisting of 1.740 acres within an existing single-family development, being Abstract 246, J. Crane Survey, City of Midlothian, Ellis County, Texas. The property is generally located at 3846 Shiloh Rd. (Case No. Z07-2023-031).

#### **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 Elliot, 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 May 12th, 2023, at or before 5:00 P.M.

*Mary Elliott*

Mary Elliott, AICP  
Planning Director