

**NOTICE OF A SCHEDULED MEETING FOR THE
CITY OF MIDLOTHIAN
PLANNING & ZONING COMMISSION
TUESDAY, JUNE 20, 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 972-775-7168 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:
- May 16, 2023
- 004 Consider and act upon a request for a Preliminary Plat of Oncor Southwest Midlothian, Lot 1, Block A, being ±60.7 acres out of the Radford Berry Survey, Abstract 42. The property is generally located at the northwest corner of Forbes Road and VV Jones Road. (Case No. PP02-2023-048).
- 005 Consider and act upon a request for a Preliminary Plat of Highway 67 and Overlook, Lot 2 and 3, Block A, being ±4.475 acres out of the J.B. Littlepage Survey, Abstract 643, and the John Sharkley Survey, Abstract 1065. The property is located on Highway 67, Northwest of Overlook Drive. (Case No. PP03-2023-049).

REGULAR AGENDA AND PUBLIC HEARINGS

- 006 Consider and act upon a request for a special exception to Section 4.5602 (Off-Street Parking Requirements) to allow for additional parking over the maximum permitted, for an existing Elementary School (J.A. Vitovsky Elementary School) on 15± acres situated in the H. F. Hinkley Survey, Abstract No. 459. The property is located at 333 Church Street. (Case No. M08-2023-42).
- 007 Consider and act upon an approval of a detailed site plan for a development of 3.109 acres out of the Benjamin F. Hawkins Survey, Abstract No. 464, being in Planned Development- 42 (PD-42). The property is generally located at the northeast corner of the intersection of Dylan Way and South 9th Street. (SP02-2023-021).

- 008 Conduct a public hearing and consider and act upon an ordinance for a Specific Use Permit for building wall signs that require exceptions to Section 4.6017 of the City of Midlothian Zoning Ordinance, located on Lot 2RA, Block 1, Walnut Grove Center South (commonly known as 4470 East Highway 287, Suite 500), and presently zoned Commercial (C) (Case No. SUP09-2023-044).
- 009 Conduct a public hearing and consider and act upon an ordinance amending the zoning of Planned Development-4 (PD-4) to allow for signage that requires exceptions from Section 4.6000 of the Zoning Ordinance for signage, within an existing Planned development on +/- 31.17 acres, being in the L. Newton Survey, Abstract 792 and the JT Rawls Survey, Abstract 933. The property is generally located at 975 S. Highway 67. (Z12-2023-45)
- 010 Conduct a public hearing and consider and act upon an ordinance for a Specific Use Permit (SUP) for a multi-family residential development within Planned Development 146 (PD-146). The property is generally located on Highway 287 and Old Fort Worth Road. (SUP08-2023-36)
- 011 Conduct a public hearing and consider and act upon an ordinance amending the City of Midlothian Subdivision Regulations, Section 3.12 "Application Process" by amending Subsection 6 "Time for Making Determination" regarding the time for determining completeness of certain applications and repealing Subsection 8, "Time for Completing Application"; Amending Section 3.15 "Vacation Instrument, Replatting, Amended Plats, and Minor Plats" Subsection 1 "Vacation of a Plat" relating to the procedures for vacating a plat; amending Section 4.12 "Site Plans" regulating submission content, and approval of certain site plans; amending Section 4.13 "Preliminary Plats" by amending paragraph t) of Subsection 4 regarding phasing plans; and paragraph c) of Subsection 9 relating to the extension of the expiration of preliminary plats; and amending Subsection 1 of Section 4.14 "Final Plats" to provide for filing plats within Johnson County when applicable. (Case No. OZ02-2023-24).
- 012 Conduct a public hearing and consider and act upon an ordinance changing the zoning regulations applicable to the development and use of approximately 1,150± acres within the City of Midlothian, Texas, from Agricultural (A) Zoning District to Single Family Two (SF-2) Zoning District, said property being located within the following boundaries:
- 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, passing Baucum Road and continuing northeasterly along said City Limits as described and depicted in Ord. No. 2004-10 to the intersection of said City Limits with the western right of way of FM 875 at the point in the easterly curve of FM 875 east of the southern intersection of FM 875 and Dunn Road as described and depicted in Ord. No. 2004-10; then northwesterly along the right of way of the eastbound lane of FM 875 and continuing along the right of way boundary adjacent to said eastbound lane of FM 875 to its intersection at the southeast corner of the intersection of FM 875 and Singleton Road, being the point of beginning of the above described boundary. 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, 273163, and 294703. (Case No. Z14-2023-051). **WITHDRAWN**

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 June 16, 2023, at or before 5:00 P.M.

Mary Elliott

Mary Elliott, AICP
Planning Director