

**NOTICE OF A SCHEDULED MEETING FOR THE
CITY OF MIDLOTHIAN
PLANNING & ZONING COMMISSION
TUESDAY, JULY 18, 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; and brief overview of proposed work session for August 15, 2023 Planning and Zoning Commission.
- 003 Update on Park Dedication Ordinance Research and Recommendations.

CONSENT AGENDA

- 004 Consider the minutes for the Planning and Zoning Commission meeting dated:
- June 20, 2023
- 005 Consider and act upon a request for a Preliminary Plat of Westside Commons, being ±15.955 acres out of the John Chamblee Survey, Abstract 192. The property is generally located on Highway 287 and Old Fort Worth Road. (Case No. PP04-2023-057).
- 006 Consider and act upon a request for a Final Plat for Midlothian 287 Business Park, Lot 1, Lot 2 and Lot 3, Block A, being +/-7 acres out of the Joseph Witherspoon Survey, Abstract 1136. The property is located south of US Highway 287, north of Shady Grove Road and +/-1,000 ft. west of Plainview Road (Case No. FP12-2023-058).
- 007 Consider and act upon a request for a Final Plat for Home Zone Distribution Center, Lot 1, Block A, being +/-73.290 acres out of the William W. Rawls Survey, Abstract 932, being all of a tract of land described in deeds to Old Fort Worth Road, LLC as recorded in the County Clerk's Office, Instrument numbers 2156626 and 2205853. 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. FP11-2023-054).

REGULAR AGENDA AND PUBLIC HEARINGS

- 008 Consider and act upon a Resolution of the City Council of the City of Midlothian, Texas, approving a request for a Waiver from section 13.03.003 “Utilities” of the Code of Ordinances from having to connect to the sanitary sewer system and a Special Exception from Section 6.16 of the Subdivision Ordinance to allow for an alternative paving standard same as that of the standard for the access roads as approved in the Specific Use Permit by Ordinance 2020-21, on land for the O&M building site as shown in Exhibit “B”, allowing for the development of a 15.4+ acres site out of Lot 1 Block 1 Gerdau 315 + acres (Case No. M11-2023-063).
- 009 Conduct a public hearing and consider and act upon an ordinance amending the zoning of Planned Development No.100 (PD-100) to allow for development of a daycare and Community Retail type uses. The property is Lot 2 and Lot 3, Block A of FM 663 Addition and contains +/-2.16 acres and is generally located on FM 663, south of Brandi Ridge Drive approximately 967 feet. (Case No. Z17-2023-057).
- 010 Consider and act upon an ordinance amending the zoning regulations relating to the use and development of 1,150+ acres of land located within a boundary 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, by changing said zoning from Agriculture (A) Zoning District to Single Family-Two (SF2) Zoning District. (Z18-2023-061)

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 July 14th, 2023, at or before 5:00 P.M.

Mary Elliott

Mary Elliott, AICP
Planning Director