

**NOTICE OF A SCHEDULED MEETING FOR THE
CITY OF MIDLOTHIAN
PLANNING & ZONING COMMISSION
TUESDAY, OCTOBER 17, 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 972-775-7155 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.
- 003 Discussion of Home Occupations.

CONSENT AGENDA

- 004 Consider the minutes for the Planning and Zoning Commission meeting dated:
- September 19, 2023
- 005 Consider and act upon a request for a Final Plat for Midlothian Steel Processing Addition, Lot 1, Block A, being +/-26 acres out of the J. Chamblee Survey, Abstract 192, City of Midlothian, Ellis County, Texas. The property is located on the west side of South Wyatt Road, between U.S. Hwy 67 and East Wyatt Road (commonly known as 3351 South Wyatt Road) Case No. FP14-2023-79).
- 006 Consider and act upon a request for a Final Plat for Oncor Southwest Midlothian, Lot 1, Block A, being +/-60.641 acres out of the Radford Berry Survey, Abstract 42, City of Midlothian, Ellis County, Texas. The property is located on the north side of Forbes Road, west of VV Jones Road. (Case No. FP16-2023-86).
- 007 Consider and act upon a request for a Preliminary Plat of Mockingbird Heights, being ± 33.45 acres out of the Granville Kirk Survey Abstract No. 604. The property is located on the south side of Mockingbird Lane, between Pheasant Drive and Abbey Court (approximately 3,000 feet west of Walnut Grove Road) (Case PP06-2023-82)
- 008 Consider and act upon a request for a Final Plat of Mockingbird Heights, being ± 33.45 acres out of the Granville Kirk Survey Abstract No. 604. The property is located on the south side of

Mockingbird Lane, between Pheasant Drive and Abbey Court (approximately 3,000 feet west of Walnut Grove Road) (Case FP15-2023-81)

- 009 Consider and act upon a request for a Final Plat for Westside Preserve, Section 1A, Lot 1, being +/-63.049 acres out of the M.E.P and P.R.R. Survey, Abstract 761, the Cuadrilla Irrigation Company Survey, Abstract 1204, the Joseph Stewart Survey, Abstract 961 and the John Chamblee Survey, Abstract 192, City of Midlothian, Ellis County, Texas. The property is located on the north side of Old Fort Worth Road, west of Miller Road (Case No. FP17-2023-88).
- 010 Consider and act upon a request for a Preliminary Plat for Shady Grove Business Plaza, being +/- 34.139 acres out of the Coleman Jenkins Survey, Abstract 555, and the Joseph H. Witherspoon Survey, Abstract 1136, City of Midlothian, Ellis County, Texas. The property is generally located on East Highway 287, east of Shady Grove Road. (Case No. PP08-2023-87).
- 011 Consider and act upon a request for a Preliminary Plat for Alluvium Addition, Lot 1 and 2, Block A, being +/-12.70 acres out of the Marcellus T. Hawkins Survey, Abstract 463, and the Benjamin Hawkins Survey, Abstract 464, City of Midlothian, Ellis County, Texas. The property is generally located on the northwest corner of 14th Street and Hawkins Run (Case No. PP07-2023-84).
- 012 Consider and act upon the extension of the preliminary plat for Lonestar Ranch, being 213.421± acres of land situated within the MT Castor Survey, Abstract No. 236; GL Williams Survey, Abstract No. 1179; and the JN Witherspoon Survey, Abstract No. 1137 (Case No. M12-2023-91).

REGULAR AGENDA 6:00 PM

- 013 Consider and act upon an approval of a detailed site plan for a daycare development on 1.30 acres out of the Marcellus T. Hawkins Survey, Abstract 463, and the Benjamin Hawkins Survey, Abstract 464, City of Midlothian, Ellis County, Texas. The property is generally located on the northwest corner of 14th Street and Hawkins Run (SP05-2023-83).

PUBLIC HEARINGS

- 014 Conduct a public hearing to consider and act upon an ordinance relating to the use and development of 7.021± acres of land situated in the Williams Hawkins Survey, Abstract 465, by changing the zoning from Single Family Four (SF-4) District to an Urban Village Planned Development (UVPD) District for single family residential uses. The property is generally located about 273 feet south of West Avenue I, and the address is 465 South 9th Street. (Case No. Z22-2023-069)
- 015 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 ±3.83 acres out of the P.W. Lowe Survey, Abstract 661, commonly known 3841 Mockingbird. (Case No. SUP14-2023-80).
- 016 Conduct a public hearing and consider and act upon an ordinance amending the zoning of Planned Development-28 (PD-28) to change the use and development regulations for the residential development. The property is generally located north of Mt. Zion road and +/-1500 feet east of Sudith Lane. (Case No. Z27-2023-85).

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 October 13, 2023, at or before 5:00 P.M.

Mary Elliott

Mary Elliott, AICP
Planning Director