

**NOTICE OF A SCHEDULED MEETING FOR THE
CITY OF MIDLOTHIAN
PLANNING & ZONING COMMISSION
TUESDAY, DECEMBER 19, 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.

CONSENT AGENDA

- 003 Consider the minutes for the Planning and Zoning Commission meeting dated:
- November 21, 2023
- 004 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. FP22-2023-126).
- 005 Consider and act upon a request for a Preliminary Plat of Shady Valley Estates, being ± 55.567 acres out of the BG Garvin Survey, Abstract No. 396. The property is generally located north of Mt. Zion road and +/-1500 feet east of Sudith Lane, City of Midlothian, Ellis County, Texas. (Case No. PP12-2023-128)
- 006 Consider and act upon a request for a Final Plat of Shady Valley Estates, being ± 55.567 acres out of the BG Garvin Survey, Abstract No. 396. The property is generally located north of Mt. Zion road and +/-1500 feet east of Sudith Lane, City of Midlothian, Ellis County, Texas. (Case No. FP23-2023-129)
- 007 Consider and act upon a request for a Preliminary Plat of Lot 1, Block A, Vivere at Midlothian, being ± 13.34 acres out of the MEP & PRR Co. Survey Abstract No. 761. The property is located north of Lakeside Dr and west of Padera Lake Blvd. (Case No. PP11-2023-122).

008 Consider and act upon the extension for the recording of the final plat for Oncor Southwest Midlothian, Lot 1, Block A, being 60.64± acres out of the Radford Berry Survey, Abstract No. 42; in the City of Midlothian, Ellis County, Texas. The property is located at 5757 Forbes road. (Case No. M16-2023-130).

PUBLIC HEARINGS

009 Conduct a public hearing and consider and act upon an ordinance for a Specific Use Permit (SUP) for a “group home”, presently zoned Single Family Two (SF-2) District. The property is located on ±.454 acres, being Lot 4 of the Fox Run Addition, commonly known 1710 Sage Drive. (Case No. SUP17-2023-98).

010 Conduct a public hearing and consider and act upon an ordinance relating to the use and development of 71.737+ acres in the J. Sharkey Survey, Abstract No. 1065, J.T. Rawls Survey, Abstract No. 933, and the W.P. Kerr Survey, Abstract No. 609 by changing the zoning from Planned Development District No. 94 (PD-94) and Light Industrial (LI) District, to Planned Development District No. 171 (PD-171) for Community Retail (CR) uses; adopting development regulations including a conceptual site plan, elevations, outdoor display and storage plan, landscape plan, and elevation/façade plan. The property is generally located on the south side of West Main Street, east of State Highway 67 and north of State Spur 73. (Case No. Z24-2023-075).

011 Conduct a public hearing and consider and act upon an ordinance amending the use and development regulations of Planned Development No. 106 to allow for the construction of a new data center building and accessory structures relating to the building. The property is generally located at Lot 1, Block 1, Sharka MDN Addition. Located off of U.S. Highway 67, between Railport Parkway and V.V. Jones Road. (Case No. Z34-2023-127)

012 Conduct a public hearing and consider and act upon an ordinance to change the zoning on +/-29.001 acres and presently zoned Single Family One (SF-1) Zoning District by rezoning said property to a new Planned Development District for Nonresidential uses. The property is generally located on U.S. Highway 67, east of South Wyatt Road. (Case No. Z28-2023-90)

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 December 15, 2023, at or before 5:00 P.M.

Mary Elliott

Mary Elliott, AICP
Planning Director