

**NOTICE OF A SCHEDULED MEETING FOR THE  
CITY OF MIDLOTHIAN  
PLANNING & ZONING COMMISSION  
TUESDAY, JANUARY 16, 2024  
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 972-775-7155 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 members of the public to address the Commission on any topic not scheduled for consideration for action on this agenda 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 Election of Officers

**CONSENT AGENDA**

- 004 Consider the minutes for the Planning and Zoning Commission meeting dated:
  - December 19, 2023
- 005 Consider and act upon a request for a Preliminary Plat for Main Street Towne Crossing, being +/-71.737 acres out of the J. Sharkey Survey, Abstract No. 1065, J.T. Rawls Survey, Abstract No. 933, and the W.P. Kerr Survey, Abstract No. 609, City of Midlothian, Ellis County, Texas. The property is generally located on West Main Street, east of U.S. Highway 67. (Case No. PP05-2023-074).

**PUBLIC HEARINGS**

- 006 Conduct a public hearing and consider and act upon an ordinance for a Specific Use Permit (SUP) for a building wall sign on the rear façade of the building. The property is presently zoned Single Family Three (SF-3) District. The property is located on ±19.384 acres, Lot 1A, Block 1 of First Baptist Church. (Case No. SUP24-2023-132).
- 007 Conduct a public hearing and consider and act upon an ordinance amending the zoning of +/-4.7 acres within the B.F. Hawkins Survey, Abstract 464, from a Commercial (C) District to a Planned Development District to allow for the construction of two (2) hotel buildings and establish use and development regulations in reference to the new use. The property is generally located at the northeast corner of Methodist Way and U.S. Highway 287 Service Road (Case No. Z33-2023-125)

- 008 Consider and act upon an ordinance relating to the use and development of two lots being .273+/- and .351+/- acres of land situated in the R Horton Survey, Abstract 508, respectively and commonly known as 503 and 505 South 9th Street, and by changing the zoning from Residential Three (R-3) District to an Urban Village Planned Development (UVPD) District for professional office uses. (Case No. Z35-2023-133)
- 009 Conduct a public hearing and consider and act upon an ordinance amending the City of Midlothian, Texas Code of Ordinances by amending Chapter 10 titled "Subdivision Regulations" by adding a new article 10.05 titled "Parkland Dedication and Dedication Fees" to provide requirements for new development to contribute to the creation and enhancement of parks and open spaces throughout the City (Case No. OZ06-2023-96).

#### **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 January 12, 2024, at or before 5:00 P.M.

*Mary Elliott*

Mary Elliott, AICP  
Planning Director