

**NOTICE OF A SCHEDULED MEETING FOR THE  
CITY OF MIDLOTHIAN  
PLANNING & ZONING COMMISSION  
TUESDAY, FEBRUARY 20, 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:
  - January 16, 2024
- 005 Consider and act upon the extension for the recording of the final plat for Midlothian Midtowne Phase 10, being ±25.092 acres being a portion of a tract situated in the B.F. Hawkins Survey, Abstract 464. The property is located between South 9th Street and South 14th Street, south of George Hopper Road. (M01-2024-009)

**REGULAR AGENDA**

- 006 Consider and act upon a request for a Waiver from section 13.03.003 "Utilities" of the Code of Ordinances from having to connect to the sanity sewer system and a special exception from the Subdivision Ordinance from Section 6.16 "Improvement Standards and Requirements" pertaining to the use of an alternative paving material for a drop yard, being +/-30.535 acres of land, situated in the MEP and P Railroad Company Survey, Abstract 758. The property is commonly known as 1800 Dove Lane. (M02-2024-10)

**PUBLIC HEARINGS**

- 007 Conduct a public hearing and consider and act upon an ordinance for a Specific Use Permit (SUP) authorizing an exception to Planned Development No. 69 (PD-69) to allow a building wall sign on the front façade of the building. The property is located on ±70.537 acres, Lot 2, Block A of Midlothian Business Park. (commonly known as 3201 Challenger Drive) (Case No. SUP04-2024-008).

- 008 Conduct a public hearing and consider and act upon an ordinance relating to the use and development of +/- 4.486 acres of land being Lot 43, Block M of M Brenan, respectively and commonly known as 1141 Apple Court, and by changing the zoning from Agricultural (A) District to an Urban Village Planned Development (UVPD) District for construction of one additional residential dwelling. (Z03-2024-10)
- 009 Conduct a public hearing and consider and act upon an ordinance changing the zoning of 19.937+ acres out of the George F. Holman Survey, Abstract No. 460, and the H.F. Hinckley Survey, Abstract No. 459, from Planned Development District No. 76 (PD-76) for mixed-use retail and commercial uses to Planned Development District No 176 (PD-176) for Commercial (C) uses; adopting development and use regulations, a Conceptual Site Plan, Landscaping Plan, and Building Elevations. The property is generally located on the north side of U.S. Highway 67, situated about 370 feet north of Church Street. (Case No. Z02-2024-006)
- 010 Conduct a public hearing and consider and act upon an ordinance relating to the use and development of 20.849+/- acres of land situated in the J Powers Survey, Abstract 838 and by amending the use and development regulations of Planned Development 98 (PD-98) to allow additional uses including but not limited to a grocery store, convenience store with fuel pumps, mini-warehouse, restaurants over 1,000 square feet, and other uses with drive thru service; adopting development regulations including a conceptual site plan, sign elevations, outdoor display, landscape plan and elevation/façade plan. The property is generally located on the northeast corner of South Walnut Grove Road and FM 1387. (Z36-2023-135)
- 011 Conduct a public hearing and consider and act upon an ordinance amending the city of Midlothian Zoning Ordinance by amending Section 3.5300 “Home Occupations” relating to the regulation of home occupations; and amending Section 100.100 “General Definitions” by deleting the definition for “Home Occupation.” (Case No. OZ05-2023-94).

#### 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 February 16, 2024, at or before 5:00 P.M.

*Mary Elliott*

Mary Elliott, AICP  
Planning Director