

**NOTICE OF A REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF MIDLOTHIAN, TEXAS
TUESDAY, JANUARY 16, 2007**

Pursuant to the provisions of Chapter 551 VTCA Government Code, notice is hereby given of a Regularly Scheduled Meeting of the Midlothian Planning and Zoning Commission, to be held in the Council Chambers of City Hall, 104 West Avenue E, Midlothian, Texas

WORKSHOP – 6:00 PM

- Discuss purposed Historical Downtown Mural
- Discuss Technical Issues Regarding January 16, 2007 Agenda Items.
- Discuss City Council Agenda Items (Past and Present)

CONSENT AGENDA – 7:00 PM

1. Consider and Take Action on Planning and Zoning Commission Minutes Dated:

December 19, 2006

2. Consider and act upon a request for a septic waiver approval of 3271 FM 663 (Case No. M15-2006-53)

Property contains ± 1.0873 acres, out of the Martha Brennan Survey, Abstract No. 43, and is generally located west of FM 663 and ± 657 feet north of Allen Lane, in the Extraterritorial Jurisdiction (ETJ) of the City of Midlothian, Texas

3. Consider and act upon an extension of the Preliminary Plat (PP03-2005-33) of Potters Crossing (Case No. M13-2006-51)

Property contains ± 3.56 acres, out of the J. Sharkey Survey, Abstract No. 1065, and the R.M. Wyatt Survey, Abstract No. 1283, and is generally located north of West Main Street and west of North 1st Street, in the City of Midlothian, Texas

REGULAR AGENDA

4. Consider and act upon a request regarding Ordinance 2005-43, the Planned Development Ordinance for Wal-Mart (Case No. M14-2006-52)

Review applicant's request for revisions to the Planned Development Site Plan and determine whether said change constitutes "significant change" per Zoning Ordinance 89-13, Section 6.1-12, and whether said changes therefore require Public Hearings to be scheduled; and, if determined to be insignificant change, to amend the PD-24 Development Site Plan with said changes

5. Consider and act upon a request to approve a Preliminary Plat of La Rinconada Phase 3, Lots 1 & 2, Block C and Lots 1 & 2, Block D (Case No. PP03-2006-42)

Property contains ± 5.208 acres in the Joshua T. Loper Survey, Abstract No. 1366, and is generally located on La Rinconada Drive and ± 1,344 feet west of Joe Wilson Road, in the Extraterritorial Jurisdiction (ETJ) of the City of Midlothian, Texas

6. Consider and act upon a request to approve a Final Plat of La Rinconada Phase 3, Lots 1 & 2, Block C and Lots 1 & 2, Block D (Case No. FP05-2006-43)

Property contains ± 5.208 acres in the Joshua T. Loper Survey, Abstract No. 1366, and is generally located on La Rinconada Drive and ± 1,344 feet west

REGULAR AGENDA CONTINUED

of Joe Wilson Road, in the Extraterritorial Jurisdiction (ETJ) of the City of Midlothian, Texas

7 Consider and act upon a request for a septic waiver approval of La Rinconada Phase 3 (Case No. M08-2006-26)

Property contains \pm 5.208 acres in the Joshua T. Loper Survey, Abstract No. 1366, and is generally located on La Rinconada Drive and \pm 1,344 feet west of Joe Wilson Road, in the Extraterritorial Jurisdiction (ETJ) of the City of Midlothian, Texas

PUBLIC HEARING AGENDA

8. Conduct a Public Hearing and act upon a replat of Skyline Acres Lots 9, 10, 12R and 15R, Block 24 (Case No. RP04-2006-40)

A request for approval of a replat of Skyline Acres Block 24, Lots 9, 10, 12R, 14, and 15R into Skyline Acre Block 24, Lot 9R. Property contains \pm 2.090 acres and is generally located south of Tayman Road and west of Old Hwy. 67, in the City of Midlothian, Texas

9. Conduct a Public Hearing and act upon a request to approve a rezoning request of Skyline Acres, Lot 9R, Block 24 (Case No. Z04-2006-41)

To consider a request to rezone \pm 2.090 acres currently zoned Residential Three (R3) and Light Industrial (LI) Districts to a Planned Development (PD) District (light industrial uses). Property is generally located south of Tayman Road and west of Old Hwy. 67, in the City of Midlothian, Texas

10. Conduct a Public Hearing and act upon a replat of Old Farm House Estates Lot 18, Block 2 into Old Farm House Estates Lots 18R, Block 2 (Case No. RP05-2006-44)

A request for approval of a replat of Old Farmhouse Estates, Section Two, Block 2, Lot 18 into Old Farmhouse Estates, Section Two, Block 2, Lot 18R. Property contains \pm 2.560 acres and is generally located north of Wisteria Trail, in the City of Midlothian, Texas

11. Conduct a Public Hearing and act upon a replat of Park Place, Phase 2, Lots 1 & 2, Block 7 (Case No. RP06-2006-45)

A request for approval of a replat of Park Place, Phase 2, Block 7 Lots 1 and 2 into Park Place, Phase 2, Block 7 Lot 1R. Property contains \pm 7.896 acres and is generally located south of Mockingbird Lane and east of Park Place, in the City of Midlothian, Texas

12. Conduct a Public Hearing and act upon a replat of Creekbend Plaza, Lot 2, Block 1 (Case No. RP07-2006-46)

A request for approval of a replat of Creekbend Plaza Block 1, Lot 2 into Creekbend Plaza Block 1, Lots 2R-A, 2R-B and 2R-C. Property contains \pm 6.2488 acres and is generally located south of George Hopper and 1,212 feet east of Silken Crossing, in the City of Midlothian, Texas

13. Continue a public hearing and act upon a request to approve a rezoning request of the Baldwin/Wilkin Tract, currently zoned Temporary Agriculture (A) District to a proposed Planned Development (PD) District (single-family residential uses with minimum lot size of 9,400 SF and maximum lot size of 27,185 SF) (Case No. Z19-2005-155)

PUBLIC HEARING AGENDA CONTINUED:

Property is out of the J. Coldiron Survey, Abstract No. 224, the J.T. Power Survey, Abstract No. 877, and the E.C. Newton Survey, Abstract No. 791, and is generally located east of Mockingbird Lane and approximately 1,280 feet south of West Highland Road, in the City of Midlothian, Texas

- 14. Conduct a public hearing and act upon a request to approve a rezoning request of MidTowne, currently zoned Single Family Three (SF-3) and Single Family Four (SF-4) Districts to a proposed Planned Development (PD) District (Case No. Z03-2006-36)**

Property contains \pm 131.42 acres, in the W. Hawkins Survey, Abstract No. 465 and the B.F. Hawkins Survey, Abstract No. 464, and is generally located east of FM 663 and west of South 14th Street and \pm 1,831 feet south of Cemetary Road, in the City of Midlothian, Texas

- 15. Continue a public hearing and act upon a request to approve a Specific Use Permit (SUP) for Ashgrove #7H Gas Well (Case No. SUP15-2005-143)**

An application from the Harding Company to allow a gas well drilling site on property currently zoned Light Industrial (LI) and Heavy Industrial (HI) Districts. Property contains \pm 2.00 acres, out of the A. Milne Survey, Abstract No. 1225, the site is situated on Ash Grove Cement Plant property, and is generally located south of Ellis Road and \pm 700 feet west of Tayman Drive, in the City of Midlothian, Texas

- 16. Continue a public hearing and act upon a request to approve a Specific Use Permit (SUP) for Ashgrove #8H-Gas Well (Case No. SUP09-2005-129)**

An application from the Harding Company to allow a gas well drilling site on property currently zoned Heavy Industrial (HI) District. Property contains \pm 2.00 acres, in the Henry K. Hendricks Survey, Abstract No. 485 and is generally located west of U.S. Hwy. 67 and south of Gifco Road, in the City of Midlothian, Texas

- 17. Continue a public hearing and act upon a request to approve a Specific Use Permit (SUP) for Ashgrove #9H-Gas Well (Case No. SUP10-2005-130)**

An application from the Harding Company to allow a gas well drilling site on property currently zoned Light Industrial (LI) District, property contains \pm 2.00 acres, in the George T. Holman Survey, Abstract No. 460, and is generally located west of U.S. Highway 67 and 958 feet south of Dove Lane, in the City of Midlothian, Texas

- 18. Continue a public hearing and act upon a rezoning of North Texas Cement Company (Case No. Z16-2005-135)**

Requesting approval to rezone \pm 77.41 acres currently zoned Single Family Four (SF-4) District to the proposed Agricultural (A) District. Property is out of the H. F. Hinkley Survey, Abstract No. 459 and the G. T. Holman Survey, Abstract No. 460, and is generally located west of the southbound U.S. Highway 67 frontage road and \pm 387 feet north of Church Street, in the City of Midlothian, Texas

- 19. Continue a public hearing and act upon a request to approve a Specific Use Permit (SUP) for Ashgrove #10H-Gas Well (Case No. SUP11-2005-131)**

PUBLIC HEARING AGENDA CONTINUED:

An application from the Harding Company to allow a gas well drilling site on property currently Single Family Four (SF-4) District and pending a rezoning request to Agricultural (A) District, property contains ± 2.00 acres, in the Harrison F. Hinckley Survey, Abstract No. 459 and is generally located west of U.S. Hwy. 67 and ± 600 feet north of Church Street, in the City of Midlothian, Texas

20. Continue a public hearing and act upon a request to approve a Specific Use Permit (SUP) for Ashgrove #11H Gas Well (Case No. SUP16-2005-144)

An application from the Harding Company to allow a gas well drilling site on property currently zoned Heavy Industrial (HI) District. Property contains ± 2.00 acres, out of the H.H. Bedford Survey, Abstract No. 92, the site is situated on Ash Grove Cement Plant property, and is generally located southwest of Dove Lane and ± 1,300 feet west of North 9th Street, in the City of Midlothian, Texas

21. Conduct a public hearing to consider a major update of the City of Midlothian Comprehensive Plan (Case No. M11-2006-37)

EnVision Midlothian 2025 is a Comprehensive Plan that will guide the City’s growth for the next two decades

MISCELLANEOUS DISCUSSION

- Staff and Commissioner Announcements
- Adjourn

I, Alberto Mares, Current Planning Manager for the City of Midlothian, Texas, do hereby certify that this Notice of 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 the 12th day of January, 2007, at or before 5:00 P.M.

Alberto Mares,
Current Planning Manger

ATTEST: _____
Kathleen Hamilton, Executive Asst.
to the Deputy City Manager