

**NOTICE OF A SCHEDULED MEETING FOR THE  
CITY OF MIDLOTHIAN  
PLANNING AND ZONING COMMISSION  
TUESDAY, MAY 17, 2016**

Pursuant to the provisions of Chapter 551 VTCA Government Code, notice is hereby given of a 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**  
*ADMINISTRATIVE CONFERENCE ROOM*

- Review technical issues with the items on the May 17, 2016 Planning and Zoning Commission Agenda.
- Receive update on City Council Cases.
- Receive update on Annexation and Comprehensive Plan.

**PLANNING AND ZONING COMMISSION MEETING / 7:00 PM**  
*CITY COUNCIL CHAMBERS*

**CONSENT AGENDA**

1. **Consider the minutes for the Planning and Zoning Commission meeting dated:**
  - April 19, 2016

**REGULAR AGENDA**

2. **Consider a request for a minor plat, a variance to Section 6.14.3 of the Subdivision Regulations allowing a direct residential driveway access onto roads identified on the Master Thoroughfare Plan, and a septic waiver for Mockingbird Farms.** Property contains ±27.5536 acres of land situated within the E.M. Lay Survey, Abstract No. 685 and generally located at the northwest corner of Mockingbird Lane and North Mockingbird Lane. (Case Nos. MP05-2015-68, M14-2015-73, and M15-2015-74).
3. **Consider a preliminary plat for MidTowne Phase 7,** being 32 single family lots on 5.897 acres out of the B.F. Hawkins Survey, Abstract No. 464, and the W. Hawkins Survey, Abstract No. 465, in the City of Midlothian, Ellis County, Texas. The property is located on the south side of George Hopper Road, approximately 350 feet west of S. 14<sup>th</sup> Street and is zoned Planned Development District No. 42 (PD-42) (Case No. PP03-2015-70).
4. **Consider a request for approval of the site plan, elevations, and landscape plan for MidTowne, Phase 2, Lot 2, Blk. 27** for an office/retail use. Property contains ±0.3602 acres generally located on the north side of George Hopper Road ±450 feet east of South 9th Street. (Case No. SP03-2015-72).

**PUBLIC HEARINGS**

5. **Conduct a public hearing to consider a request to rezone ±12.16 acres of land** situated within the John Chamblee Survey, Abstract No. 192, City of Midlothian, Ellis County, Texas, from Planned Development District No. 49 (PD-49) for retail uses to a Planned Development District for Medium Industrial (MI) uses, including a Specific Use Permit (SUP) and Site Plan approval for a truck stop and travel center with fuel and accessory services. The property is located at the northeastern corner of Business 287 (W. Main Street) and U.S. Highway 287 (Case No. Z13-2015-63 and SUP04-2015-71).
6. **Conduct a public hearing to consider an amendment to Planned Development District No. 68 (PD-68)** to provide for the reclassification of a 2.862 acre Open Space lot to Community

Retail (CR) uses, reapportioning the amount of open space and common areas, reapportioning lot size categories, and providing minimum requirements for the establishment of a Public Improvement District. Property contains ±136 acres of land located at the southeast corner of future Hawkins Run Road and FM 663 in the City of Midlothian, Ellis County, Texas (Case No. Z15-2015-66).

7. **Conduct a Public Hearing and consider a request to rezone ±30.622 acres of land** situated within the Benjamin F. Hawkins Survey, Abstract No. 464, and the Marcellus T. Hawkins Survey, Abstract No. 463, City of Midlothian, Ellis County, Texas, from Agricultural (A) District to a Planned Development District for Community Retail (CR) Uses with a Concept Plan and Site Plan review requirement. Property is located south of Mt. Zion Road and east of the future extension of S. 14<sup>th</sup> Street (Case No. Z16-2015-67).
8. **Conduct a Public Hearing and consider a request to rezone ±13.85 acres of land** out of the B. Garvin Survey, Abstract No. 396, and the B. Hawkins Survey, Abstract No. 464, City of Midlothian, Ellis County, Texas, from Single Family-3 (SF-3) District to a Planned Development District for single family detached uses. Property is located on the east side of Midlothian Parkway, south of Mt. Zion Road (Case No. Z14-2015-65).
9. **Conduct a public hearing and consider an amendment to Planned Development District No. 69** authorizing the installation of unified development signs and regulations relating to the design and location of such signs, including related exhibits for proposed ground monument and marquee signage located within the Midlothian Business Park. Property contains ±212 acres of land located west and south of Miller Road and north and west of US Highway 67, in the City of Midlothian, Ellis County, Texas (Case No. Z17-2015-69).

#### MISCELLANEOUS DISCUSSION

- Staff and Commissioner Announcements
- Adjourn

Note: The Commission may go into a closed meeting at any time pursuant Texas Government Code §551.071 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, Kevin Lasher, Planning Director for the City of Midlothian, Texas, 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 the 13<sup>th</sup> day of May, 2016, at or before 6:00 P.M.



Kevin Lasher, Planning Director