

**NOTICE OF A SCHEDULED MEETING FOR THE
CITY OF MIDLOTHIAN
PLANNING AND ZONING COMMISSION
TUESDAY, OCTOBER 18, 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 October 18, 2016 Planning and Zoning Commission Agenda.
- Discuss upcoming Comprehensive Plan schedule.
- Discuss past and upcoming City Council cases acted upon by the Planning & Zoning Commission.

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

REGULAR AGENDA

1. **Consider the minutes for the Planning and Zoning Commission meeting dated:**
 - September 20, 2016
2. **Consider a request for a Final Plat of Mockingbird Springs**, being \pm 53.361 acres in the J.T. Powers Survey, Abstract No. 877, and the James Coldiron Survey, Abstract No. 224, generally located on the southeast corner of Mockingbird Lane and Highland Road. (Case No. FP01-2017-01).
3. **Consider a request for approval of a site plan, including a landscaping plan, building elevations, and a variance request to the driveway spacing requirements**, for a \pm 0.94 acre portion of Creekbend Addition, Lot 1R-B1, Block 2, generally located on the southwest of the intersection of George Hopper Road and E. Main Street (Bus Hwy 287) and presently zoned Planned Development District 12 (PD-12) to be developed for a Schlotzky's Deli/Cinnabon restaurant (Case No. SP10-2015-130).
4. **Consider a variance request to the Midlothian Subdivision Regulations, Section 6.16.1, regarding driveway paving requirements, and Section 6.14.6 regarding the installation of a septic system on a lot with less than one hundred fifty (150) feet of street frontage, and a septic waiver for a lot located more than 300 feet from the nearest sewer line**, relating to the development of 1311 Apple Lane, being \pm 14.902 acres out of the Martha Brenan Survey, Abstract No. 43. (Case No. M01-2017-04).

PUBLIC HEARINGS

5. **Conduct a public hearing and consider a request to rezone \pm 12 acres out of the W. Hawkins Survey, Abstract No. 465 generally located at the northeast corner of S. 14th street and George Hopper Road from Single Family Three (SF-3) District to a Planned Development for Multi-Family (MF) uses and Community Retail (CR) uses.** (Z25-2015-132).

6. **Conduct a public hearing and consider a request to rezone ±1.59 acres out of the Martha Brenan Survey, Abstract No. 43, and located at 3851 FM 663 from Agricultural (A) District to Commercial (C) District and to amend Ordinance No. 2013-42, establishing a Specific Use Permit (SUP) for a mini storage warehouse facility to incorporate said ±1.59 acres into the scope of said SUP. (Z02-2017-03).**
7. **Conduct a public hearing and consider a request to amend development standards for Planned Development District No. 28 established by Ordinance No. 2006-37** relating to the development and use of ± 55.5670 acres out of the Benjamin G. Garvin Survey, Abstract No. 396, generally located on the north side of Mount Zion Road, east of Sudith Lane (Shady Valley Estates) (Case No. Z22-2015-127).
8. **Conduct a public hearing and consider a request to rezone ± 1.6761 acres** located in the Town Centre at the Meadows, Lots 2 and Part of Lot 1 generally located at 114 Roundabout Street from Planned Development No. 6 (PD-6) to Planned Development District for Community Retail (CR) and General Professional (GP) uses, including an animal hospital/veterinarian clinic. (Z01-2017-02).
9. **Conduct a public hearing and consider an amendment to Section 100 (Definitions)** of the City of Midlothian Zoning Ordinance by revising the definition for a “Truck Stop”. (Case No. OZ02-2015-115).
10. **Conduct a public hearing to consider an ordinance amending Section 1.48 (Zoning & Permits on Newly Annexed Territory)** of the City of Midlothian Zoning Ordinance relating to the designation of zoning districts for newly annexed areas in conformance with the Future Land Use Map of the city’s current Comprehensive Plan document (Case No. OZ01-2017-10).
11. **Conduct a public hearing and consider an ordinance amending the City of Midlothian Subdivision Ordinance**, specifically Section 4.14 (Final Plats), Section 5.10 (Inspection), Section 6.11 (Street Standards), Section 6.12 (Alleys), Section 6.14 (Lots), and Section 7.13 (Variances) relating to the authority of the Planning and Zoning Commission and City Council to review and act on certain variance and waiver requests to the Subdivision Ordinance. (Case No. OS01-2017-13).
12. **Conduct a public hearing and consider an ordinance amending the City of Midlothian Zoning Ordinance**, specifically Section 1.09 (Plat Required Prior to Building Permit), Section 1.42 (Duties of the City Council), Section 3.5401 (Landscaping Requirements for Single Family Residential Uses, attached and detached), Section 3.5402 (Landscaping Requirements for Multifamily Uses, apartments, triplex, four-plex, townhomes, etc.), Sections 3.5502 and 4.5504 (Procedure for Determining Alternative Exterior Materials), Section 4.5205 (Off-street Loading / Dumpster Screening), Section 4.5602 (Off-street Parking Requirements), Section 4.5605 (Driveway Spacing and Design), Section 4.5841 (Signs located in General Professional (GP), Community Retail (CR), or Commercial (C) Districts), Section 4.5844 (Signs Located in Light Industrial (LI), Medium Industrial (MI), Heavy Industrial (HI) districts), Section 5.112 (Revisions of the Site Plan and Development Schedule), Section 5.213 (Criteria for Residential Uses in the CBD) and Section 100.200 (Masonry Definitions) relating to the authority of the Planning and Zoning Commission and City Council to review and act on certain variance and waiver requests to the Midlothian Zoning Ordinance. (Case No. OZ02-2017-11).

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 14th day of October, 2016, at or before 6:00 P.M.



Kevin Lasher, Planning Director