

**NOTICE OF A SCHEDULED MEETING FOR THE
CITY OF MIDLOTHIAN
PLANNING AND ZONING COMMISSION
TUESDAY, DECEMBER 20, 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**

1. Discuss the following cases that were heard by City Council in the last thirty days:
 - a) Case No. Z03-2017-15 rezoning 0.80± acres out of the W. Hawkins Survey, Abstract 465, generally located on east side of South 14th Street, ± 663 feet south of East Main Street from Planned Development 36 (PD-36) and Single Family Three (SF-3) Zoning District to a Planned Development District for General Professional (GP) and Community Retail (CR) for office and retail uses.
 - b) Case No. OZ02-2017-11 regarding an ordinance amending the City of Midlothian Zoning Ordinance Sections 1.09, 1.42, 3.5401, 3.5402, 3.5502, 4.5504, 4.5205, 4.5602, 4.5605, 4.5841, 4.5844, 5.112, 5.213, and 100.200 relating to the authority of the Planning and Zoning Commission and City Council, respectively relating to the review and approval of certain variance and waiver requests to provisions of the Midlothian Zoning Ordinance.
 - c) Case No. M03-2017-19 authorizing the use of a temporary concrete batch plant for Lawson Farms, Phase 3).
 - d) Case No. M03-2015-12 relating to the update of the City's capital improvement plan and Article 10.03 "Impact Fees" of the City of Midlothian Code of Ordinances relating to water, sanitary sewer, and roadway impact fees charged with respect to development of property within the City.
 - e) Request to allow swimming pools to be located within dedicated easements within Spring Creek Estates.
2. Discuss a date for formal training with the Planning & Zoning Commission.

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

Call to Order and Determination of quorum, Invocation and Pledge of Allegiance.

1. **Consider the minutes for the Planning and Zoning Commission meeting dated:**
 - November 15th, 2016
2. **Consider and act upon a request for variance to Section 6.16.1 of the Subdivision Ordinance, for an alternative driveway paving material, and a masonry exemption (Section 3.5502 of the Zoning Ordinance) for 5091 Mockingbird Lane**, being ± 6.4978 acres of land situated in Lot 1, Block A of Mockingbird Farms (Case No. M06-2017-25).
3. **Consider and act upon a request for a preliminary plat of Shady Valley Estates**, being ± 55.567 acres of land out of the Benjamin G. Garvin Survey, Abstract No. 396, in the City of

Midlothian generally located on the north side of Mount Zion Road, east of Sudith Lane (Case No. PP06-2015-107).

4. **Consider and act upon a request for masonry exemption for an accessory building (Section 3.5100 of the Zoning Ordinance) located at 1417 S. 5th Street**, being ± 0.272 acres of land situated in Lot 7, Block 9, Ridgeview Addition, Phase 1 to allow an alternative building material that is not consistent with the primary structure on an accessory building (Case No. M07-2017-35).
5. **Conduct a public hearing and consider an ordinance to rezone ± 1.6761 acres Town Centre at the Meadows**, Lot 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 with indoor kennel uses (Case No. Z05-2017-24).
6. **Conduct a public hearing and consider an ordinance to rezone ± 0.3885 acres of land** located in the Randy Horton Survey, Abstract No. 508, commonly known as 513 South 9th Street, from Residential Three (R3) to an Urban Village Planned Development District (UVPD) with professional office uses, being located at the southwest corner of South 9th Street and West Alabama Street (Case No. Z08-2017-31).
7. **Continue a public hearing and consider an ordinance to rezone ± 812.4 acres** out of the M.E.P.& P.R.R. Co. Survey, Abstract No. 761, the Allen Reeves Survey Abstract 939, the B.F. Berry Survey, Abstract No. 157, the Joseph Stewart Survey, Abstract No. 961, and the J. Jones Survey, Abstract No. 583, from Agricultural (A) District, Single Family One (SF-1), and Planned Development 11 (PD-11), to a Planned Development District for single family residential, retail, office, community facilities, and open space uses with a base zoning of Single Family Two (SF-2), Community Retail (CR), and General Professional (GP) and adopting development regulations, a site plan, a fencing and screening plan, a landscaping and amenity plan, and sign regulations, being located north of the intersection of US Highway 287 and Kimble Road (Case No. Z11-2014-88).
8. **Conduct a public hearing and consider an ordinance to rezone ± 66.2 acres of land**, located in the John Sharkey Survey, Abstract No. 1065, and the J.W. Kizziar Survey, Abstract No. 609, from the current Planned Development No. 13 (PD-13), Single Family Four (SF-4), Medium Density One (MD-1), and Commercial (C) to Planned Development District for Community Retail (CR) uses, with hospital and professional medical office uses and residential uses, generally located at the southeast corner of US Highway 67 and East Main Street (Case No. Z07-2017-29).

MISCELLANEOUS DISCUSSION

- Staff and Commissioner Announcements
- Adjourn

Note: The Commission may go into a closed meeting at any time pursuant to 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, Alberto Mares, AICP, Planning Manager, 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 16th day of December, 2016, at or before 6:00 P.M.


Alberto Mares, AICP
Planning Manager, Planning Division