

**NOTICE OF A REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF MIDLOTHIAN, TEXAS
TUESDAY, JUNE 19, 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 Technical Issues regarding June 19, 2007 Agenda Items
- Discuss City Council Agenda Items (Past and Present)
- Discuss non-residential building height
- Discuss purposed Downtown/Original Town overlay Zoning Districts and/or strategize for development in Commercial (C) Zoning District property (8th Street Corridor etc.)

REGULAR AGENDA – 7:00 PM

1. Consider/discuss and act upon a final plat of Meadows at Longbranch Phase 4 (Case No. FP08-2006-106)

Property contains ± 27.838 acres in the R.M. Craig Survey, Abstract No. 252, and is generally located west of Bryson Lane and ± 819 feet north of FM 1387, in the City of Midlothian, Texas

2. Consider and act upon an extension of the Preliminary Plat (PP08-2005-49) of SomerCrest (Case No. M27-2006-109)

Property contains ± 65.10 acres, out of the Alexander S. Jenkins Survey, Abstract No. 554, and is generally located south of Mt. Zion Road and east of Somerset, in the City of Midlothian, Texas

PUBLIC HEARINGS

3. Continue a public hearing and act upon an Ordinance for Special Design and Construction Standards (Case No. M22-2006-78)

To consider an Ordinance for Special Design and Construction Standards for the Eagle Ford (soils) Group to provide guidelines and requirements relative to design and construction to reduce potential for post-construction movement of structures associated with active clay and weathered shale; establishing penalties and fines for non-compliance; repealing conflicting ordinances and/or resolutions; establishing a severability clause and establishing an effective date

4. Conduct a public hearing to consider and act upon a replat of Shiloh Forest, Phase 2, Block C, Lots 8 and 9 and a 0.60 acre of un-platted land into True Vine Believer's Addition, Block A, Lot 1 (Case No. RP12-2006-97)

Property contains ± 3.55 acres of land and is generally located at the northeast corner of the intersection of Shiloh Road and Pelican Way, in the Extraterritorial Jurisdiction (ETJ), of the City of Midlothian, Texas

5. Conduct a public hearing to consider and act upon a replat of Duvall Farm, Lot 1 into Duvall Place Addition, Lots 1-11, Block 1 (Case No. RP11-2006-96)

Property contains ± 13.698 acres, and is generally located west of Plainview Road and east of Ledgestone Lane, in the Extraterritorial Jurisdiction, of the City of Midlothian, Texas

PUBLIC HEARINGS *CONTINUED*

- 6. Continue a public hearing and act upon a rezone request to amend the original Westside Preserve Planned Development (PD-18) Ordinance 2004-43 (Case No. Z04-2006-82)**

The property owner is requesting to amend the current uses in the areas designated as Single Family (SF) to Community Retail (CR) Uses totaling +/- 70.337 acres. Property is out of the John Chamblee Survey, Abstract No. 192, and is located south of W. US Hwy. 287 and +/- 1,400 feet west of US Hwy. 67, in the City of Midlothian, Texas

- 7. Conduct a public hearing and act upon a request to consider a Specific Use Permit (SUP) for Advance America Cash Advance (661 East Main Street, Suite 300), a Credit Services Organization "CSO" regulated by Chapter 393 of the Texas Finance Code (Case No. SUP05-2006-95)**

Property is in the Planned Development 2 (PD-2) Zoning District and contains ± 1.47 acres in the East Midlothian Addition Phase 1, Lot 1, Block 1 and located north of West Main Street and east of North 14th Street, in the City of Midlothian, Texas

- 8. Conduct a public hearing and act upon a rezoning request from Fulson Midlothian Partners, LP on property currently zoned Single Family One (SF-1) and Commercial (C) to a proposed Planned Development (PD) District with residential lot sizes ranging from 2,500 to at least 14,000 square feet (± 248.56 acres), a mixed-use for retail & office (± 12.02 acres) and an office park (± 38.4 acres) and open green space (Case No. Z07-2006-104)**

Property contains ± 560.44 acres, in the J.B. Littlepage Survey, Abstract No. 643, the John Sharkey Survey, Abstract No. 1065, the John Chamblee Survey, Abstract No. 192, Allen Reeves Survey, Abstract No. 939, and the M.E.P. Railroad Company Survey, Abstract No. 761, and is generally located north of US Highway 287 and west of US Highway 67, in the City of Midlothian, Texas

- 9. Conduct a public hearing to consider a rezoning request of Original Town, Block 29, Lot 2, currently zoned General Professional (GP) District and requesting a rezone to a Urban Village Planned Development (UVPD) District for general professional office uses (Case No. Z05-2006-95)**

Property contains ± 0.158 acres is generally located 236 feet south of West Main Street and west of South 6th Street, in the City of Midlothian, Texas

- 10. Conduct a Public Hearing and act upon a request to approve a rezoning request of the Redden Tract, currently zoned Single Family Three (SF-3) to a proposed Planned Development (PD) District with residential lot sizes ranging from 2,500 to at least 14,000 square feet (± 248.56 acres), a mixed-use for retail & office (± 12.02 acres) and an office park (± 38.4 acres) and green open space (Case No. Z06-2006-100)**

Property contains ± 299.42 acres, in the C. Jenkins Survey, Abstract No. 555, the C. Jenkins Survey, Abstract No. 456, the W.J. Ely Survey, Abstract No. 1333, B. Monroe Survey, Abstract 700, W.G. Stewart Survey, Abstract No. 1245, and the F.E. Witherspoon Survey, Abstract No. 1188, and is generally located south of FM 1387 and ± 3,150 feet west of Walnut Grove Road, in the City of Midlothian, Texas

CONSENT AGENDA

11. Consider/discuss and act upon a request for a septic waiver for True Vine Believer's Addition Block A, Lot 1 (Case No. M28-2006-110)

Property contains ± 3.55 acres of land and is generally located at the northeast corner of the intersection of Shiloh Road and Pelican Way, in the Extraterritorial Jurisdiction (ETJ), of the City of Midlothian, Texas

12. Consider/discuss and act upon a request for a septic waiver for Highland Farms Phase 2, Lots 6 & 7 (Case No. M29-2006-111)

Property contains approximately 13.034 acres, out of the James S. Berry Survey, Abstract No. 86 and is generally located north of West Highland Road and 204 feet east of Bryson Lane in the Extraterritorial Jurisdiction (ETJ), of the City of Midlothian, Texas

13. Consider/discuss and act upon a request for a septic waiver for Duvall Place Addition, Lots 1-11, Block 1 (Case No. M26-2006-105)

Property contains ± 13.698 acres, and is generally located west of Plainview Road and east of Ledgestone Lane, in the Extraterritorial Jurisdiction, of the City of Midlothian, Texas

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

May 15, 2007

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 15th day of June, 2007, at or before 5:00 P.M.

Alberto Mares, AICP
Current Planning Manger

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