

**NOTICE OF A SCHEDULED MEETING FOR THE  
CITY OF MIDLOTHIAN  
PLANNING & ZONING COMMISSION  
TUESDAY, SEPTEMBER 15, 2020**

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

Although our Planning & Zoning Commission meetings are open to the public, space is limited and citizens are encouraged to watch the meetings online rather than in person due to concerns related to the spread of COVID-19. Citizens attending in person are asked to maintain a distance of at least six (6) feet from other members of the public, Planning & Zoning Commission and City staff. Citizens not attending in person, but wishing to address the Planning & Zoning Commission, may submit comments on any topic or agenda item electronically by utilizing the Citizen Participation Form on our website at [www.midlothian.tx.us/Participate](http://www.midlothian.tx.us/Participate). All forms must be received by 5:00 p.m. on the date of the meeting and will be provided for the record. You can also stream the meeting online on the City's website at <http://tx-midlothian3.civicplus.com/60/Agendas-Packets-Minutes-Videos>. If you need additional assistance or have questions on how to join the meeting, please feel free to contact us at 972-775-7168 or via email at [planning@midlothian.tx.us](mailto:planning@midlothian.tx.us) prior to 5:00 PM on the day of the meeting.

**REGULAR AGENDA 6:00 PM**

Call to Order and Determination of Quorum.

- 001            Staff review of the cases that were heard by City Council in the last sixty (60) days.
- 002            Citizens to be heard-The Planning & Zoning Commission invites citizens to address the Commission on any topic not already scheduled for a Public Hearing. Citizens wishing to speak should complete a "Citizen Participation Form" and present it to City Staff prior to the meeting. In accordance with the Texas Open Meetings Act, the Commission cannot take action on items not listed on the agenda.

**CONSENT AGENDA**

- 003            Consider the minutes for the Planning and Zoning Commission meeting dated:
- August 18, 2020
- 004            Consider and act upon the extension of a Preliminary Plat for Dove Creek, Phase Two, being 40.503± acres out of the JD Enlow Survey, Abstract No. 419; the G. Garcia Survey, Abstract No. 419; the A. Howell Survey, Abstract No. 525; and the Martha Brenan Survey, Abstract No. 43, in the City of Midlothian, Ellis County, Texas. The property is generally located south of McAlpin Road and 2,500 feet east of FM 663 (Case No. M18-2020-128).
- 005            Consider and act upon the extension of a Preliminary Plat for Mockingbird Springs, Phase Two, being 53.864± acres out of the E.C. Newton Survey, Abstract No. 791; J.T. Powers Survey, Abstract No. 877; and the James Coldiron Survey, Abstract No. 224, of the City of Midlothian, Ellis County, Texas. The property is generally located on the southeast corner of Mockingbird Lane as it goes east and west then bends and goes north and south, being south of Mockingbird Springs Phase One and Rustic Ridge Road (Case No. M17-2020-127).

006 Consider and act upon the extension of a Preliminary Plat for the Grove, Phase Three and Phase Four, being  $\pm 76.725$  acres out of the W.G. Stewart Survey, Abstract No. 1245; J.B. Allen Survey, Abstract No. 30; and the Robert Hosford Survey, Abstract No. 533, of the City of Midlothian, Ellis County, Texas. The property is generally located west of Walnut Grove Road and south of FM 1387 (Case No. M19-2020-129).

#### **REGULAR AGENDA AND PUBLIC HEARINGS**

007 Consider and act upon a request for a Preliminary Plat of The Grove Phase Five, being  $\pm 40.565$  acres of land, situated within the Coleman Jenkins Survey, Abstract 555 and 556, the Benjamin Witherspoon Survey, Abstract 1180 and the Robert Hosford Survey, Abstract 533, City of Midlothian, Ellis County. The property is located at the west ends of Walnut Lane and Clancy Lane, between South Walnut Grove Road and Eastgate Road (Case No. PP12-2020-120).

008 Conduct a public hearing and consider and act upon an ordinance for a Specific Use Permit (SUP) for a restaurant exceeding 1,000 square feet in size (Papa John's Pizza), relating to the use and development of  $\pm 0.804$  acres of land located on Lot 1BR, Midtown Plaza Addition (commonly known as 1011 East Main Street), and presently zoned Planned Development District No. 2 (PD-2) (Case No. SUP11-2020-118).

009 Conduct a public hearing and consider and act upon an ordinance for a Specific Use Permit (SUP) for a grocery store relating to the use and development of  $\pm 0.063$  acres of land located on Lots 17-20, Block 16, Section 16 in the Original Town Addition (commonly known as 216 West Avenue F), and located in the Central Business District (CBD) (Case No. SUP12-2020-130).

010 Conduct a public hearing and consider and act upon an ordinance relating to the use and development of  $9.74\pm$  acres, being a tract of land in the M. Brenan Survey, Abstract No. 43, by changing the zoning from Agricultural (A) District to a Single-Family Two (SF-2) District. The property is generally located at 1120 Apple Lane (Case No. Z33-2020-123).

011 Conduct a public hearing and consider and act upon an ordinance relating to the use and development of  $5.823\pm$  acres on Lot 5, Block B, Crystal Forest Estates Phase IV, by changing the zoning from Agricultural (A) District to Single-Family Two (SF-2) District. The property is generally located at 4861 Monroe Court (Case No. Z31-2020-116).

012 Conduct a public hearing and consider and act upon an ordinance relating to the use and development of  $\pm 52.35$  acres Martha Brenan Survey, Abstract No. 43 of Ellis County, Texas and being part of that certain 44.08 acre tract of land conveyed by deed to Cassandra Marshall Smart, generally located at the intersection of 14th Street and Ashford Lane by changing the zoning from Agricultural (A) District to Planned Development District No. 133 (PD-133) (Ridgepoint Subdivision) for residential uses (Case No. Z27-2020-106).

013 Conduct a public hearing and consider and act upon an ordinance relating to the use and development of  $966.35\pm$  acres out of the Robert Hosford Survey, Abstract No. 533, JL Blanton Survey, Abstract No 1284, Jourdan Powers Survey, Abstract No 838, William Lick Survey, Abstract 620, John Early Survey Abstract No 3473, Joseph Witherspoon Survey, Abstract No. 1137, Isaac Cooper Survey, Abstract No 226, Elizabeth Rice Survey, Abstract No. 929, AR Newton Survey, Abstract 807, West Wilkins Survey, Abstract No

1162, J Kyser Survey, Abstract No 597, Z Heath Survey, Abstract No 455, Puerta Irrigation Company Survey, Abstract No 1240 and the James P. Neill Survey, Abstract No 1387, by changing the zoning from Planned Development District No. 75 (PD-75) to a new Planned Development District (PD) for a mixed-use development which includes residential, commercial and industrial uses. The property is generally located north of U.S. Highway 287, between South Walnut Grove Road and Rex Odom Drive (Case No. Z21-2019-141).


- 014 Conduct a public hearing and consider and act upon an ordinance amending Section 2.04 “Use Tables,” Subsection (k) “Industrial Uses and Processes” by amending the requirements for temporary batch plant use from a SUP to a permitted use. Secondly by amending the City of Midlothian Code of Ordinances, Chapter six (6), “Health and Sanitation”, to adopt the permitting process and set the standards for location and operation of a temporary batch plant. (Case No. OZ04-2020-077).

### **MISCELLANEOUS DISCUSSION**

- Staff and Commissioner Announcements
- Adjourn

Note: The Planning & Zoning Commission may go into a closed meeting at any time pursuant to the 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, Trenton Robertson, 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 11th day of September, 2020, at or before 6:00 P.M.

  
Trenton Robertson, AICP  
Planning Director