

**NOTICE OF A SCHEDULED MEETING FOR THE
CITY OF MIDLOTHIAN
PLANNING & ZONING COMMISSION
TUESDAY, JUNE 21, 2022**

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.

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. All forms must be received by 4:00 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 prior to 4:00 PM on the day of the meeting.

REGULAR AGENDA 6:00 PM

Call to Order and Determination of Quorum.

001 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 act on items not listed on the agenda.

002 Staff review of the cases that were heard by City Council in the last sixty (60) days.

CONSENT AGENDA

003 Consider the minutes for the Planning and Zoning Commission meeting dated:

- May 17, 2022

004 Consider and act upon a request for a Final Plat of Crossroads Logistics Park (Hillwood), being ±356.270 acres out of the J. Chamblee Survey, Abstract No. 192, William Rawls Survey, Abstract No. 932, Larkin Newton Survey, Abstract No. 792, and S.D. Sutton, Abstract No. 1015. The property is generally located west of the U.S Hwy 67 and U.S Hwy 287 interchange, between Old Fort Worth Road and U.S Highway 67 (Case No. FP06-2022-107).

005 Consider and act upon a request for a Final Plat of MidTowne Phase 8, being ±6.384 acres out of the William Hawkins Survey, Abstract No. 465, in the City of Midlothian, Ellis County, Texas. The property is located along a future extension of Shelby Place, approximately 155 feet north of Cody Hunter Lane. (FP07-2022-124)

006 Consider and act upon a request for a Preliminary Plat of Caliber Collision, being ±1.856 acres Lot 2, Block A, US Highway 67/Overlook Estates. The property is located south of U.S Hwy 67 and west of Overlook Drive (located on the U.S Hwy 67 frontage road approximately +/-380 feet west of the Overlook Drive intersection) (Case No. PP17-2022-121).

007 Consider and act upon a request for a Preliminary Plat of Windridge, Phase 2, being ±32.775 acres in the B.F. Cherry Survey, Abstract 1341. The property is located on Mockingbird Lane, South of Windridge Phase One (1). (Case No. PP18-2022-122).

008 Consider and act upon a request for a Final Plat of Oak Creek Ranch, being ±129.014 acres in the J. Barker Survey, Abstract 40, City of Midlothian ETJ. The property is located on Skinner Road north of E FM 875 and south of Honeysuckle Road. (Case No. FP08-2022-130).

REGULAR AGENDA AND PUBLIC HEARINGS

009 Consider and act upon a request for a special exception to Section 3.5501 of the Midlothian Zoning Ordinance to allow for the construction of a building with a roof pitch less than the minimum requirement of 8:12 and to Section 3.51 “Residential Accessory Structures”. The property consists of 2.882± acres of land, commonly known as 4621 Plainview Road. (Case No. M16-2022-125).

010 Conduct a public hearing and consider and act upon an ordinance for a Specific Use Permit (SUP) for an Oncor Electric Substation relating to the use and development of 5± acres of land located in the James E Haddon Survey, Abstract No. 501 William T Baxter Survey, Abstract 178 and the Allen Reeves Survey, Abstract 939, City of Midlothian, Ellis County, Texas (“the Property”), which is located within the Single Family One (SF-1) District. The property is located on the north side of Gifco Road, east of Quarry Road. (Case No. SUP15-2022-120)

011 Conduct a public hearing and consider and act upon an ordinance granting a Specific Use Permit for a communication tower, located on Lot 2RA, Blk 1 of Walnut Grove Center South or commonly known as 4470 East Highway 287. The property is currently zoned Commercial (C). (Case No. SUP16-2022-123)

012 Conduct a public hearing and consider and act upon an ordinance for a Specific Use Permit (SUP) for a “secondary dwelling”, presently zoned Agricultural (A) District. The property is located on ±7.881 acres on the east side of McAlpin Road, north of FM 875. (commonly known as or near 3071 McAlpin Road). (Case No. SUP18-2022-127)

013 Conduct a public hearing and consider and act upon an ordinance granting a Specific Use Permit for shipping containers, in the JE Kelly Survey, Abstract 610, on the north side of Mockingbird Lane, commonly known as 1851 Mockingbird Lane. The property is currently zoned Planned Development District No. 51 (PD-51). (Case No. SUP17-2022-126)

014 Conduct a public hearing and consider and act upon an ordinance amending the city of Midlothian Subdivision Ordinance by amending Section 6.14.3 “Lots” in reference to drive access. (Case No. OZ05-2022-118)

015 Conduct a public hearing and consider and act upon an ordinance amending the city of Midlothian Subdivision Ordinance by amending Section 4.11 “Plats” and Appendix E and by adding Section 6.20, in reference to Traffic Impact Analysis. (Case No. OZ03-2022-95)

016 Conduct a public hearing and consider and act upon an ordinance to rezone Lot 1 and the South half of Lot 2, Block 60, Original Town City of Midlothian Section 3 (commonly known as 803 West Main Street) from Residential Three (R3) District to Urban Village Planned Development District No. 155 (UVPD-155) for residential or general professional uses (Case No. Z18-2022-064).

017 Conduct a public hearing and consider and act upon an ordinance relating to the use and development of 2.526± acres in the of land being Lot 3, Block 1 of Wofford Addition, by changing the zoning from Commercial (C) District to an Urban Village Planned Development District for general professional and restaurant uses. The property is generally located on Highlander Road, east of Silken Crossing Road. (Case No. Z34-2022-133)

- 018 Conduct a public hearing and consider and act upon an ordinance by changing the zoning from Agricultural (A) District and Single-Family One (SF-1) District to a Planned Development District to allow for single-family residential uses and community retail uses. The property is located west of FM 663, between Autumn Run Road and Byrd Ranch Road (2451 FM 663) (Case No. Z33-2022-91) CONTINUANCE REQUESTED
- 019 Conduct a public hearing and consider and act upon an ordinance relating to the use and development of 51.801± acres in the Coleman Jenkins Survey, Abstract No. 555 and the Joseph H. Witherspoon Survey, Abstract 1136, by changing the zoning from Agricultural (A) District and the Commercial (C) District to a Planned Development (PD) District for mixed use. The property is generally located on East Highway 287, east of Shady Grove Road. (Case No. Z30-2022-111)
- 020 Conduct a public hearing and consider and act upon a proposed amendment to the Midtown Master Plan relating to +/-67.098 acres within Planned Development 42 (PD-42). (Case No. Z22-2022-88)

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, Colby Collins, Assistant 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 June 17, 2022, at or before 5:00 P.M.

Colby Collins

Colby Collins
Assistant Planning Director