

**NOTICE OF A SCHEDULED MEETING FOR THE  
CITY OF MIDLOTHIAN  
PLANNING & ZONING COMMISSION  
TUESDAY, SEPTEMBER 20 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](http://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](mailto: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:

- August 16, 2022

004 Consider and act upon a request for a Final Plat of Reserves of Somercrest, being ±11.25 acres, situated within the Alexander Jenkins Survey, Abstract 554, City of Midlothian, Ellis County. The property is generally located on the south side of Mount Zion Road. (FP15-2022-162)

005 Consider and act upon a request for a Final Plat of the Grove, Phase 5, being ±40.565 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. (FP16-2022-166)

006 Consider and act upon a request for a Final Plat of Park Westside, being ±20.989 acres out of the John Chamblee Survey, Abstract No. 192, in the City of Midlothian, Ellis County, Texas. The property is generally located on the south side of Highway 287 and the north side of Old Fort Worth Road. (FP14-2022-160)

**REGULAR AGENDA AND PUBLIC HEARINGS**

007 Conduct a public hearing and consider and act upon an ordinance to change the zoning of .33 acres situation in the Robert Horton Survey, Abstract 508 (commonly known as 403 South 6th Street) and presently located in a Residential Three (R3) Zoning District by rezoning said property to

Urban Village Planned Development District No. 160 (UVPD-160) for medium density/duplex uses (Case No. Z37-2022-145).

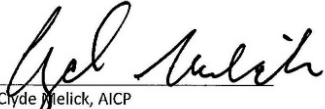
- 008 Conduct a public hearing and consider and act upon an ordinance for a Specific Use Permit (SUP) for a water well, relating to the use and development of 30.9± acre of land located in R. Hosford Survey, Abstract 533, J Liok Survey, Abstract 620 and J. Powers Survey, Abstract 838, located in Agricultural (A) Zoning District (Case No. SUP20-2022-156).
- 009 Conduct a public hearing and consider and act upon an ordinance for a Specific Use Permit on Lot 1, Block A, Windridge Phase 1 to allow for a residential subdivision sign located facing Mockingbird Lane, near the entrance of Windridge Phase 1 subdivision (Case No. SUP21-2022-163).
- 010 Conduct a public hearing and consider and act upon an ordinance to rezone Lot 1 and Lot 2 and the South 30' of Lot 3, Block 34, Original Town City of Midlothian Section 3 (commonly known as 501 W Avenue F) from Residential Three (R3) District to Urban Village Planned Development District No. 160 (UVPD-160) for general professional uses. (Case No. Z43-2022-168).
- 011 Conduct a public hearing and consider and act upon an ordinance relating to the use and development of 13.974± acres in the of land being out of the JD Enlow Survey, Abstract 346 and the Amasa Howell Survey, Abstract 525, commonly known as 5880 FM 663, by changing the zoning from Single Family One (SF-1) District and Agricultural (A) District to an Urban Village Planned Development District for residential and non-residential uses. (Case No. Z39-2022-155)
- 012 Conduct a public hearing and consider and act upon an ordinance amending the use and development regulations of Planned Development No. 106 to allow for the construction of a new data center building. The property is generally located at Lot 1, Block 1, Sharka MDN Addition. Located off of U.S. Highway 67, between Railport Parkway and V.V. Jones Road. (Case No. Z40-2022-157)
- 013 Conduct a public hearing and consider and act upon an ordinance amending the zoning of +/-167.3 acres out of the A. Reeves Survey, Abstract No. 939; and the H. Woodward Survey, Abstract No. 1131 from Agricultural (A) District to a new Planned Development District for Heavy Industrial (HI) uses including warehouse/office distribution uses. The property is generally located on the southeast corner of Quarry Road and Gifco Road intersection, and directly west of the Fort Worth and N.O. Railroad line. (Z42-2022-161)
- 014 Conduct a public hearing and consider and act upon a request for a Specific Use Permit for an existing mini-warehouse (self-storage) facility and construction of a new building on the subject property. The property is currently zoned Commercial (C) District. The property is located at 200 E Ridgeway. (SUP22-2022-171)

#### **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, Clyde Melick, Assistant City 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 September 16, 2022, at or before 5:00 P.M.

A handwritten signature in black ink, appearing to read "Clyde Melick". The signature is written in a cursive style with a large initial "C".

Clyde Melick, AICP  
Assistant City Manager