

**NOTICE OF A SCHEDULED MEETING FOR THE  
CITY OF MIDLOTHIAN  
PLANNING & ZONING COMMISSION  
TUESDAY, OCTOBER 18, 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:

- September 16, 2022

004 Consider and act upon a request for a Final Plat of Midtowne Phase 9, being ±10.402 acres out of the B.F. Hawkins Survey, Abstract No. 464, in the City of Midlothian, Ellis County, Texas. The property is generally located on the east side of FM 663, South of George Hopper Road. (FP19-2022-187)

005 Consider and act upon a request for a Final Plat of the Villages of Walnut Grove, Phase One (1), being +/-41.550 acres out of the C. Jenkins Survey, Abstract No. 556, and the B.F. Witherspoon Survey, Abstract No. 1180. The property is generally located south of Walnut Lane, between South Walnut Grove Road and Eastgate Road (Case No. FP18-2022-180).

006 Consider and act upon a request for a Preliminary Plat of Midtowne Midlothian, being ±48.5 acres out of the BF Hawkins Survey, Abstract 464. The property is located on the south of Dylan Way and east of S. 9th Street. (Case No. PP22-2022-186).

**REGULAR AGENDA AND PUBLIC HEARINGS**

007 Conduct a public hearing and consider and act upon an ordinance for a Specific Use Permit on the southwest corner of the intersection of Onward Road and FM 1387, Redden Farms, to allow for a residential subdivision sign located facing FM 1387 near the entrance of Redden Farms subdivision (Case No. SUP23-2022-173).

- 008 Conduct a public hearing and consider and act upon an ordinance for a Specific Use Permit on Lot 4X, Block D, Ridgepoint Addition, to allow for a residential subdivision sign located facing 14th Street, near the entrance of Ridgepoint subdivision (Case No. SUP24-2022-174).
- 009 Consider and act upon a request for an Exception to Sec. 3.5501 of the Midlothian Zoning Ordinance to allow for the construction of the primary roof of a building with a roof pitch less than the minimum requirement of 8:12. The property is presently zoned Agricultural (A) District. The property is located on ±2.3 acres located at 4011 Waters Edge Drive. (Case No. M19-2022-179).
- 010 Consider and act upon a special exception in accordance to Section 7.13 of the Subdivision Ordinance from Section 3.16 “Dedication” and Section 6.14 “Lots” of the Subdivision Ordinance pertaining to road frontage requirements on Bobby Smith Lane. The property is approximately +/- 18.433 acres and is within the WL Kizziar Survey, Abstract No 1222 (commonly known as 0 Bobby Smith Lane) (Case No. M20-2022-183).
- 011 Consider and act upon a special exception from the Subdivision Ordinance from Section 6.16 “Improvement Standards and Requirements” pertaining to driveway material on a new development at 824 Dividend Road in Eastgate, also to approved parking in the ROW. The property is approximately +/-2.66 acres being Lot 6, Block 2 of Eastgate Industrial Park (Case No. M21-2022-189).
- 012 Conduct a public hearing and consider and act upon an ordinance to rezone Lot 2 of Block 28, Original Town City of Midlothian (commonly known as 105 N 6th St) from Residential Three (R3) District to Urban Village Planned Development District No. 57 (UVPD-57) for general professional office uses. The property is generally located on 80’ north of the intersection of N. 6th Street and Main Street. (Z46-2022-178)
- 013 Consider and act upon a request for the approval of a site plan, landscape plan, and building elevations for ± 3.465 acres in the proposed Hawkins Meadow Addition, Lot 4A, 4B and 4C, Block 7, out of the Marcellus T. Hawkins Survey, Abstract No. 463. The property is generally located to the south of Hawkins Run Road, between FM 663 and 14th Street (SP13-2022-176).
- 014 Conduct a public hearing and consider and act upon an ordinance granting a Specific Use Permit (SUP) to allow for a proposed coffee shop (Scooter’s Coffee) with a drive-thru and additional signage. The property is located at 721 E. Main Street (directly to the east of O’Reilly’s Automotive) (SUP26-2022-181)
- 015 Conduct a public hearing and consider and act upon a request for a Specific Use Permit for a multi-family residential development within Planned Development 146 (PD-146). The property is generally located on Highway 287 and Old Fort Worth Road. (SUP25-2022-175)
- 016 Conduct a public hearing and consider and act upon an ordinance amending ±42.876 acres within Planned Development District No. 4 (PD-4) pertaining to the use and development regulations. The land is situated within a portion of the Larking Newton Survey Abstract 792, the Jefferson Rawls Survey, Abstract 933. The property is generally located at 975 US Highway 67. (Z45-2022-177)
- 017 Conduct a public hearing and consider and act upon an ordinance amending the zoning of +/-81.42 acres out of the Radford Berry Survey, Abstract No. 042 from Agricultural (A) District to a new Planned Development District for Industrial uses. The property is generally located on Forbes Road approximately 3,906 feet east of FM 157. (Z48-2022-185)

## 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 October 14, 2022, at or before 5:00 P.M.



Clyde Melick, AICP  
Assistant City Manager