NOTICE OF A SCHEDULED MEETING FOR THE
CITY OF MIDLOTHIAN
PLANNING & ZONING COMMISSION
TUESDAY, NOVEMBER 17, 2026

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, 215 N. 8th Street, Midlothian, Texas 76065.

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 972-775-7161 or by 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 members of the public to address the Commission on any topic not scheduled for consideration for action on this agenda and present it to City Staff prior to the meeting. In accordance with the Texas Open Meetings Act, the Commission cannot discuss or act on items not listed on the agenda.

002 Staff review of the cases that were heard by City Council in the last thirty (30) days.

CONSENT AGENDA

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

- September 15, 2026
- October 20, 2026

004 Consider and act upon a request for Preliminary Plat of The Shops on Main Phase Two, being a 14.089± acre portion of the W. Hawkins Survey, Abstract No. 465. Generally located north of East Main Street and west and east of Aspen Parkway. **(PP08-2026-101)**

005 Consider and act upon a request for a Final Plat of Lot 13X, Block 1, Lot 46X, Block 2, Lots 17-23, Block 3, Lots 1-31, Block 4, Lots 20-49, Block 5, Lots 6-9, Block 17, Lot 10X and Lot 11X, Block 17, Redden Farms Phase 2A North. Generally located north of Grove Branch Road, east of Arbor Grove Trail, and west of Guernsey Drive. **(FP13-2026-105)**

PUBLIC HEARINGS

006 Conduct a public hearing and consider and act upon a request for an ordinance amending the development regulations of Planned Development District No. 42 (PD-42) Module A for Lots 1R-A and 1R-D, Block 24, Midtowne Phase I. Generally located at the northwest corner of South 14th Street and George Hopper Road. **(Z29-2026-098)**

007 Conduct a public hearing and consider and act upon a request for an ordinance granting a Specific Use Permit for a gas station with convenience store in a Commercial (C) Zoning

District on property described as 3.998± acre portion of the Garvin Survey Abstract No. 396. Generally located at the southeast corner of Midlothian Parkway and E. Main Street. **(SUP12-2026-082)**

008 Conduct a public hearing and consider and act upon a request for an ordinance granting a Specific Use Permit (SUP) for a Permanent Batch Plant in a Medium Industrial (MI) and Heavy Industrial (HI) District on property described as 6.05± acre portion of the J.W. Burks Survey, Abstract No. 113. Generally located on the north side of Kemp Ranch Crossing, approximately 2,777 feet east of Railport Parkway. **(SUP15-2026-099)**

009 Conduct a public hearing and consider and act upon an ordinance granting a Specific Use Permit (SUP) for a Secondary Dwelling Unit in an Agricultural (A) District, relating to the use and development of Lot 11, Sunshine Place, Phase I. Generally located at 2441 Sudith Lane **(SUP16-2026-100)**

REGULAR AGENDA

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, Andrew Bodga, Planning Director for the City of Midlothian, do hereby certify that this Notice of a Meeting was posted on the front window of City Hall, 215 N. 8th Street, Midlothian, Texas 76065, at a place readily accessible to the general public at all times, no later than November 11, 2026, by end of day.

Andrew Bogda, AICP
Director of Planning