

**PLANNING AND ZONING COMMISSION MEETING
JUNE 8, 2015**

MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF THE CITY OF OVERTON, TEXAS THAT WAS HELD ON JUNE 8, 2015 AT 6:00 P.M. AT THE CITY COUNCIL CHAMBERS LOCATED AT CITY HALL, 1200 SOUTH COMMERCE ST., OVERTON, TEXAS.

PRESENT:

Skipper Honeycutt
Kim Cox
Dudley Hickman
Pamela Merritt

ABSENT:

Robert Raney
George Perry

Also in attendance were Charles Cunningham, City Manager, Rachél Gafford, City Secretary representing Staff, David and Karen Thomason representing the applicants, C. R. Evans Jr., Lawrence Davis, and Roger Moore representing the public

ITEM I. The meeting was called to order by Vice Chair Honeycutt at 6:00 P.M.

1. The invocation was given by Commissioner Hickman
2. The Pledge of Allegiance was led by. Commissioner Merritt

ITEM II. CONSENT AGENDA

Any or all items under Consent Agenda may be removed by the Chairperson or any Planning & Zoning Commissioner for further discussion.

- a. Commission to review and make possible corrections to minutes of the Planning & Zoning Meeting held on April 23, 2015.

Commissioner Hickman moved to approve the April 23, 2015 Minutes as written with no corrections. Commissioner Cox seconded the motion, motion carried 4-0, Chairman Raney and Commissioner Perry absent.

ITEM III. NEW BUSINESS

OPEN PUBLIC HEARING

1. COMMISSION TO RECEIVE PUBLIC COMMENTS AND TAKE ACTION TO MAKE A RECOMMENDATION TO CITY COUNCIL REGARDING COMPREHENSIVE PLAN AMENDMENT APPLICATION 2015-01—DAVID THOMASON'S REQUEST TO AMEND THE OVERTON LONG RANGE MASTER PLAN LAND USE MAP FROM A SINGLE FAMILY RESIDENTIAL LAND USE DESIGNATION (LOW DENSITY RESIDENTIAL) TO A MULTI-FAMILY RESIDENTIAL LAND USE DESIGNATION (HIGH DENSITY RESIDENTIAL) ON APPROXIMATLY 0.150 ACRES OF LAND BEING

LEGALLY DESCRIBED AS PT LOT 4, BLOCK 154, ORIGINAL CITY OF OVERTON, THE SUBJECT PROPERTY IS APPROXIMATELY LOCATED NORTH OF EAST SOUTH STREET, SOUTH OF EAST HENDERSON AND EAST OF HELEN STREET, OVERTON, RUSK COUNTY, TEXAS AND BEING MORE COMMONLY REFERRED TO AS 311 E. SOUTH STREET, OVERTON, TEXAS.

- a. Staff presentation on Comprehensive Plan Amendment Application 2015-01.

City Secretary Gafford presented staff report. Staff recommended approval.

- b. No public comments received.

Roger Moore, 401 E. South St., said that when it was a duplex before the owner of the property lived in the house and only rented out one side of the duplex. I think that it was o.k. because the owner of the property was living on site. Moore went on to say that he is opposed to the zone change because he does not want to live next to this duplex where the entire property is rental property, I feel it will devalue my property if I ever choose to sell the property or when it becomes my estate.

2. COMMISSION TO RECEIVE PUBLIC COMMENTS AND TAKE ACTION TO MAKE A RECOMMENDATION TO CITY COUNCIL REGARDING ZONE CHANGE APPLICATION 2015-01—DAVID THOMASON'S REQUEST TO AMEND THE CODE OF ORDINANCE OF THE CITY OF OVERTON BY AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF OVERTON, GRANTING A ZONING CHANGE FROM A SINGLE FAMILY RESIDENTIAL (SF) ZONING DISTRICT TO A MULTIPLE FAMILY RESIDENTIAL (MF) ZONING DISTRICT ON APPROXIMATELY 0.150 ACRES OF LAND BEING LEGALLY DESCRIBED AS PT LOT 4, BLOCK 154, ORIGINAL CITY OF OVERTON, THE SUBJECT PROPERTY IS APPROXIMATELY LOCATED NORTH OF EAST SOUTH STREET, SOUTH OF EAST HENDERSON AND EAST OF HELEN STREET, OVERTON, RUSK COUNTY, TEXAS AND BEING MORE COMMONLY REFERRED TO AS 311 E. SOUTH STREET, OVERTON, TEXAS. (ZC2015-01)

- a. Staff presentation on Zone Change 2015-01 (ORDINANCE NO. 2015-06-18A).

City Secretary Gafford presented staff report. Staff recommended approval.

- b. No public comments received.

CLOSE PUBLIC HEARING

1. Commission to take action to make a recommendation to City Council regarding Comprehensive Plan Amendment Application 2015-01

Commissioner Cox moved to make a recommendation to City Council for the approval Comprehensive Plan Amendment 2015-01. Commissioner Merritt seconded the motion, motion carried 3 - 1. Commissioner Hickman opposed; Chairman Raney and Commissioner Perry absent.

2. Commission to take action to make a recommendation to City Council regarding Zone Change 2015-01 (ORDINANCE NO. 2015-06-18A)

Commissioner Cox moved to make recommendation to City Council for the approval Comprehensive Plan Amendment 2015-01. Commissioner Merritt seconded the motion, motion carried 3 – 1. Commissioner Hickman opposed, Chairman Raney and Commissioner Perry absent.

ITEM IV. ADJOURNMENT

Commissioner Hickman moved to adjourn. Commissioner Cox seconded the motion, motion carried 4-0; Chairman Raney and Commissioner Perry absent.

With no further business, the meeting was adjourned at 6:30 P. M.

Minutes submitted and approved this 8th day of December , 2015.



Robert Raney, Chairperson

Attested by:



Rachel Gafford, City Secretary