



**NOTICE OF MEETING  
OF THE  
PLANNING & ZONING COMMISSION  
CITY OF OVERTON, TEXAS**

**PLANNING & ZONING COMMISSION AGENDA**

**March 14, 2019 at 6:00 P.M.**

**City Hall Council Chambers ★ 1200 South Commerce Street, Overton, Texas**

**A. CALL TO ORDER**

1. Invocation
2. Pledge of Allegiance

**B. CONSENT AGENDA**

*(The Consent Agenda includes non-controversial and routine items that the Commission may act on with one single vote.)*

1. Commission to review, make possible corrections and act regarding the minutes of the Planning and Zoning Meeting held on January 10, 2019.

**C. PUBLIC HEARING**

• **OPEN PUBLIC HEARING**

1. Commission to hear staff report and receive public comments regarding a recommendation to the City Council regarding Zone Change Application 2019-01—City of Overton Staff request for a Zone Change from a Single Family Residential (SF) to an Agricultural / Open Space (AO) Zoning District for thirty-two (32) tracts of land out of the Warren Addition, an Addition of the City of Overton, Rusk County, Texas, representing approximately 26.825 acres of land out of the John Womack Survey A-852, Overton, Rusk County, Texas as described in a Lady Bird Deed from Dorothy Deason to Dana A. Deason and Donna Woodward on August 2, 2018 as recorded in Volume 3587, Page 681 of Deed Records, Rusk County, Texas. Being the same tracts of land legally described as the Part of Lot 4, and all of Lots 8, 9 and 10, Block 1; Lots 3 through 15, Block 2; and all of Blocks 3, 4, 6 and 8 of the Warren Addition, as recorded in Volume 575, Page 15, of the Deed Records of Rusk County, Texas and more commonly referred to by Rusk County Appraisal District as the Undeveloped Lots of the Warren Addition.
  - Staff Report
  - Public Comments
2. Commission to hear staff report and receive public comments regarding Replat Application 2018-01—Dorothy Deason's request, to final plat Lot 8R, Block 1, Warren Addition, being a replat of a 35.97-acre tract of land out of the John Womack Survey A-852, legally described as being the Part of Lot 4 and All of Lots 8, 9 and 10, Block 1, Lots 3 through 15, Block 2, and all of Block 3, 4, 6 and 8 of the Warren Addition as recorded in Volume 575, Page 15, Deed Records of Rusk County, Texas, being the same 26.825-acre tract of land as described in a Lady Bird Deed from Dorothy Deason to Dana A. Deason and Donna Woodward on August 2, 2018 as recorded in Volume 3587, Page 681 of Deed Records, Rusk County, Texas and also being a 9.142-acre tract of land out of the John Womack Survey, Abstract 852, City of Overton, Rusk County, Texas, legally described as Lot 1, Block 30 (Unrecorded) Original Town of Overton, Rusk County, Texas as recorded in a Lady Bird Deed from Dorothy

Deason to Dana A. Deason and Donna Woodward on August 2, 2018 as recorded in Volume 3587, Page 683 of Deed Records, Rusk County, Texas.

- Staff Report
  - Public Comments
3. Commission to hear staff report and receive public comments regarding Zoning Ordinance Amendment ZOA2019-01, an ordinance amending Ordinance No. 2014-10-07A Chapter 96 City of Overton Zoning Ordinance; as amended by Ordinance No. 2015-05-21A; Section 29; Land Use Schedule by amending the allowable uses for certain Zoning Districts in the Educational, Institutional, and Special Uses section of the code.
- Staff Report
  - Public Comments

### **CLOSE PUBLIC HEARING**

#### **D. BUSINESS**

1. Commission to take action to make a recommendation to City Council regarding Zone Change Application 2019-01—City of Overton Staff request for a Zone Change from a Single Family Residential (SF) to an Agricultural / Open Space (AO) Zoning District for thirty-two (32) tracts of land out of the Warren Addition, an Addition of the City of Overton, Rusk County, Texas, representing approximately 26.825 acres of land out of the John Womack Survey A-852, Overton, Rusk County, Texas as described in a Lady Bird Deed from Dorothy Deason to Dana A. Deason and Donna Woodward on August 2, 2018 as recorded in Volume 3587, Page 681 of Deed Records, Rusk County, Texas. Being the same tracts of land legally described as the Part of Lot 4, and all of Lots 8, 9 and 10, Block 1; Lots 3 through 15, Block 2; and all of Blocks 3, 4, 6 and 8 of the Warren Addition, as recorded in Volume 575, Page 15, of the Deed Records of Rusk County, Texas and more commonly referred to by Rusk County Appraisal District as the Undeveloped Lots of the Warren Addition
2. Commission to hear staff report and take action to make a recommendation to City Council regarding Variance Application 2019-03 — Dorothy Deason's request request for a variance from the City of Overton Design Standards Regulations, Section 106.1 – Sidewalk Requirements and Section 111.3 – Parking: Standard Curb and Gutter Requirements. Specifically, applicant is requesting a variance to not install a sidewalk along State Hwy 135 adjacent to the subject property for proposed replat application RP2019-01 legally described as Lot 8R, Block 1, Warren Addition and more commonly referred to as the undeveloped lots of the Warren Addition and Lot 1, Block 30, (Unrecorded) Original Town of Overton.
3. Commission to take action to make a recommendation to City Council regarding Replat Application 2018-01— Dorothy Deason's request, to final plat Lot 8R, Block 1, Warren Addition more commonly referred to as the undeveloped lots of the Warren Addition and Lot 1, Block 30, (Unrecorded) Original Town of Overton.
4. Commission to take action to make a recommendation to City Council regarding Zoning Ordinance Amendment ZOA2019-01, an ordinance amending Ordinance No. 2014-10-07A

Chapter 96 City of Overton Zoning Ordinance; as amended by Ordinance No. 2015-05-21A; Section 29; Land Use Schedule by amending the allowable uses for certain Zoning Districts in the Educational, Institutional, and Special Uses section of the code.

**E. ADJOURNMENT**

I, Rachél Gafford, City Secretary of the City of Overton, Texas do hereby certify that notice of the above named public meeting was posted on the bulletin board of City Hall of the City of Overton, Texas, a place readily accessible to the public at all times, on the 7<sup>th</sup> day of **January, 2019** by 5:00 P.M. and remained continuously posted for at least 72 hours immediately preceding the said meeting and that said notice was posted in accordance with Chapter 551, Texas Government Code.



Rachél Gafford, City Secretary/Community Development Coordinator

The Overton Planning & Zoning Commission reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberation About Security Devices), 551.074 (Personnel), and 551.087 (Deliberations regarding Economic Development negotiations).

This facility is wheelchair accessible and accessible parking spaces are available. Individuals who require auxiliary aids or services for the meeting should contact the City Secretary's office at least forty-eight (48) hours prior to the meeting. To make arrangements, call 903-834-3171.

**CERTIFICATION**

I, Rachél Gafford, City Secretary of the City of Overton, Texas do hereby certify that notice of the above meeting with the agenda of items to be considered by the City Council was removed by me from the bulletin board outside of City Hall.

**REMOVED FROM CITY HALL BULLETIN BOARD:**

Time: \_\_\_\_\_

Date: \_\_\_\_\_

By: \_\_\_\_\_

Rachél Gafford, City Secretary