



CITY OF OVERTON

1200 South Commerce Street ★ Overton, TX 75684 ★ 903.834.3171 ★ www.cityofoverton.com

PLANNING & ZONING COMMISSION AGENDA

September 3, 2020 at 6:00 P.M.

OVERTON COMMUNITY CENTER
505 SOUTH MEADOWBROOK DRIVE, OVERTON, TEXAS

A. CALL TO ORDER

1. Invocation
2. Pledges of Allegiance – *U. S. flag*

B. PUBLIC FORUM - *Each individual will be allowed three (3) minutes.*

Anyone wishing to speak on a posted agenda item must complete a speaker card with his/her name and address and must identify the agenda item number for which he/she would like to speak. A speaker card must be presented to Rachél Gafford, City Secretary, prior to the meeting so that the speaker may be recognized by the Chair at the appropriate time. Speakers will each be allowed a three (3) minute time period to provide comments regarding the posted agenda items for which the request to speak was submitted and may speak before or during the Commission's consideration of the agenda item.

Please be advised that by law, the Commission may not respond to any comments or questions asked of them by a speaker for items not listed on the Agenda. Any response by a member of the Commission or staff is limited by Texas law to a statement of specific factual information, a recitation of existing policy, or a proposal to place the subject on the agenda for a future Planning & Zoning Commission Meeting.

C. CONSENT AGENDA

1. Act regarding the approval of the Planning and Zoning Commission Meeting Minutes from June 11, 2020.

D. PUBLIC HEARING

OPEN PUBLIC HEARING

1. Commission to hear staff report, receive public comments regarding Replat Application 2020-01 — Allan R. Torbert's request, on behalf of Allan R. and Patti Torbert, to final plat Lot 1R, Block 1, Greenwood Addition, being a replat of approximately 0.0785 acres of all that certain lot, tract or parcel of land a part of the E. Thompson Survey A-768, Rusk County, Texas. Also being all of those certain three tracts (Tract I, Tract II and Tract III) of land described in a Correction Warranty Deed with an effective date of November 15, 1995 from Debbie Barnes Rhodes to Allan Torbert, et ux, Patti that is recorded in Volume 3710, Page 718 of the Official Public Records of Rusk County, Texas also being legally described as being all of Lot 1, Block 1, Greenwood Addition an addition of the City of Overton according to plat of same recorded in Volume 888, Page 387, Deed Records of Rusk County, Texas and Lots 62 and 63, Block 1, Goforth Addition, an addition of the City of Overton. Also being all of Lot 2, Block 1, Greenwood Addition an addition of the City of Overton according to plat of same recorded in Volume 888, Page 387, Deed Records of Rusk County, Texas as described in Warranty Deed with an effective date of August 4, 1976 from Bobby Wayne Beasley, et ux, Jo Ann to Allan R. Torbert, et ux, Patti that is recorded in Volume 1030, Page 580 of Official Public Records of Rusk County, Texas. The

subject property is more commonly referred to as 305 Linda Lane, Overton, Rusk County, Texas.

CLOSE PUBLIC HEARING

E. BUSINESS

1. Hear and take action to make a recommendation to City Council regarding Variance Application 2020-03 — Allan R. Torbert's request, on behalf of Allan R. and Patti Torbert, 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 from the requirement to install curb, gutter and sidewalk along approximately 150.51 linear feet on FM 850 and a variance from the requirement to install sidewalk along 229.21 linear feet along North Linda Lane where adjacent to the subject properties. The four (4) subject properties are approximately an 0.785-acre tract of land and is a part of the E. Thompson Survey A-768, Rusk County, Texas. Also being all of those certain three tracts (Tract I, Tract II and Tract III) of land described in a Correction Warranty Deed with an effective date of November 15, 1995 from Debbie Barnes Rhodes to Allan Torbert, et ux, Patti that is recorded in Volume 3710, Page 718 of the Official Public Records of Rusk County, Texas also being legally described as being all of Lot 1, Block 1, Greenwood Addition an addition of the City of Overton according to plat of same recorded in Volume 888, Page 387, Deed Records of Rusk County, Texas and Lots 62 and 63, Block 1, Goforth Addition, an addition of the City of Overton. Also being all of Lot 2, Block 1, Greenwood Addition an addition of the City of Overton according to plat of same recorded in Volume 888, Page 387, Deed Records of Rusk County, Texas as described in Warranty Deed with an effective date of August 4, 1976 from Bobby Wayne Beasley, et ux, Jo Ann to Allan R. Torbert, et ux, Patti that is recorded in Volume 1030, Page 580 of Official Public Records of Rusk County, Texas. The subject property is more commonly referred to as 305 Linda Lane, Overton, Rusk County, Texas.
2. Act regarding a recommendation to the City Council regarding Replat Application 2020-01 — Allan R. Torbert's request, on behalf of Allan R. and Patti Torbert, to final plat Lot 1R, Block 1, Greenwood Addition.
3. Commission to hear update regarding pending submittal of a Cellular Tower Permit.
4. Commission to hear update regarding pending submittal of a Replat for Briarwood Unit #2 Subdivision.

F. ADJOURNMENT

Prepared and posted this the 31st day of August, 2020, in accordance with Chapter 551, Texas Government Code.

Rachél Gafford

Rachél Gafford, TRMC, City Secretary &
Community Development Coordinator

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.

NOTE: THE PLANNING & ZONING COMMISSION RESERVES THE RIGHT TO ADJOURN INTO A CLOSED MEETING AT ANY TIME REGARDING ANY ITEM ON THE AGENDA FOR WHICH IT IS LEGALLY PERMISSIBLE UNDER THE TEXAS OPEN MEETINGS ACT PURSUANT TO LOCAL GOVERNMENT CODE 551.071 (CONSULTATION WITH ATTORNEY)

CERTIFICATION

I, Rachél Gafford, TRMC, 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 BULLETIN BOARD:

Date _____
Time _____
Rachél Gafford, TRMC, CITY SECRETARY