

**SPECIAL CALLED JOINT WORKSHOP  
OF THE CITY OF OVERTON, TEXAS  
CITY COUNCIL & PLANNING & ZONING COMMISSION  
OCTOBER 28, 2014**

MINUTES OF THE SPECIAL CALLED JOINT WORKSHOP OF THE CITY OF OVERTON, TEXAS CITY COUNCIL & PLANNING & ZONING COMMISSION THAT WAS HELD ON **October 28, 2014** AT 6:00 PM IN THE CITY OF OVERTON COMMUNITY CENTER, 505 MEADOWBROOK DR., OVERTON, TEXAS.

**CITY COUNCIL**

**PRESENT:**

C. R. Evans Jr., Mayor  
John Welch, Mayor Pro-Tem  
Pat Beets (arrived at 7:15 P.M)  
Jerry Clark  
Philip Cox  
John Posey

**ABSENT:**

**P & Z COMMISSION**

**PRESENT:**

Robert Raney, Chair  
Skipper Honeycutt, Vice-Chair  
Karen Casey  
Kim Cox  
Lawrence Davis  
Dudley Hickman

**ABSENT:**

Also in attendance were, Charles Cunningham, City Manager, Rachél Gafford, City Secretary, and Clyde Carter, Police Chief representing staff.

**I. CALL TO ORDER - Mayor Evans called the meeting to order at 7:00 P.M.**

1. Invocation was given by Councilman Posey
2. Pledge of Allegiance was led by Mayor Pro Tem Welch

**II. CONSENT AGENDA**

Any or all items under Consent Agenda may be removed by the Mayor, any Council Member or the City Manager for discussion.

1. Council to review and make possible corrections to minutes of the Special Called Joint City Council and Planning & Zoning Commission Workshop held October 7, 2014.

**Mayor Pro Tem Welch made a motion to approve the Consent Agenda with corrections to the October 7, 2014 minutes. Councilman Clark seconded the motion. Motion carried 4-0, Councilman Beets absent.**

**III. CITIZEN FORUM**

None

**IV. OLD BUSINESS (CONSIDER AND/OR ACTION)**

1. PRESENT REVISED MEETING SCHEDULE FOR THE CITY COUNCIL AND PLANNING ZONING COMMISSION AS UPDATED OCTOBER 24, 2014.

City Manager Cunningham presented the revised calendar and discussed the meeting changes with Council.

No action taken

**V. NEW BUSINESS (CONSIDER AND/OR ACTION)**

**1. REVIEW AND DISCUSS A SAMPLE ZONING ORDINANCE COMPARED TO THE CURRENT CITY OF OVERTON'S ZONING ORDINANCE WITH THE INTENT TO DEFINE SPECIFIC AREAS OF THE LATTER ORDINANCE THAT NEED TO BE AMENDED, MODIFIED OR ADJUSTED.**

City Manager Cunningham discussed the difference between the zoning districts in the sample Zoning Ordinance and the City of Overton's current Zoning Ordinance.

**Council and the Commission discussed amending the City of Overton's Zoning Districts to include the following districts:**

- **SF1 – Single Family Residential District 1**

SF-1 - Single-Family Residential District - 1: The SF-1 district provides for a minimum residential building site of 9,000 square feet. Density in this district will usually be no greater than four (4) units per gross acre.

- **SF2 - Single Family Residential District 2**

SF-2 - Single-Family Residential District - 2: The SF-2 district provides for a minimum residential building site of ~~6,000~~ 5,000 square feet and permits residential development of densities ranging from four (4) to six (6) units per gross acre.

- **TTQF – Two/Tri/Quad Family Residential District**

TTQF - Two/Tri/Quad Family Residential District: The TTQF district provides for stable, quality residential development, including duplex, triplex, quadraplex, garden (patio) home, and similar residential development with densities ranging from four (4) to twelve (12) units per gross acre.

- **MF – Multi-Family Residential District**

The MF district permits multifamily developments of maximum densities of fifteen (15) units per acre, except under special mitigation conditions.

- **MH – Manufactured Home Park District**

The MH-2 district establishes a category in which manufactured home park development with a maximum density of approximately five (5)–six (6) units per gross acre can occur.

- **PD – Planned Unit Development District**

PD - Planned Development District: The Planned Development District provides a zoning category for the planning and development of larger tracts of land for tracts of land with unique characteristics for a single use or combination of uses requiring flexibility and variety in design to achieve orderly development with due respect to the protection of surrounding property.

- **C-1 – Commercial District – Office, Light Retail, and Neighborhood Services**

C-1 - Commercial District - Office, Light, Retail, and Neighborhood Services: Retail, commercial, and office uses developed under the standards of the C-1 District are designed to provide a compatible relationship between the C-1 development and adjacent residential areas.

- **C-2 – Commercial District – General**

C-2 - Commercial District - General: Uses which require considerable space for display, sales, or open storage, or by the nature of the use are generally not compatible with residential uses are located in the C-2 Commercial District.

- **M-1 – Manufacturing / Industrial District – Light**

M-1 - Manufacturing/Industrial District - Light: The Light Manufacturing/Industrial District is established to accommodate uses of a no nuisance type located in relative proximity to residential and C-1 business areas. Development in the M-1 district is limited primarily to certain wholesale, jobbing and warehouse uses and certain specialized manufacturing and research uses of a type which will not create nuisances.

- **M-2 – Manufacturing / Industrial District – Heavy**

M-2 - Manufacturing/Industrial District - Heavy: The Heavy Manufacturing/Industrial District is established to accommodate industrial uses not appropriate for inclusion in the M-1 district and likely to create noise, traffic, odor and/or other conditions incompatible with most residential and commercial uses.

- **A – Agricultural – Open Space**

A - Agricultural District: This district provides for the continuance of farming, ranching, and gardening activities on land being utilized for these purposes. When land in an Agricultural District is needed for urban purposes, it is anticipated the zoning will be changed to the appropriate zoning district(s) to provide for orderly growth and development in accordance with the Comprehensive Plan.

- **FP – Flood Plain District**

FP - Floodplain District: Zoning districts located in flood hazard areas which are subject to periodic inundation shall be preceded by the prefix FP, indicating a sub district. Areas designated FP may be used only for those uses listed in the provisions of Section 21 until a use in any area or any portion thereof located in FP sub district

has been approved by the City Council. Approval shall only be given after engineering studies determine that the area or any portion thereof, is suitable for uses in the district, and building construction or development would not create an obstruction to drainage nor a hazard to life or property, and that such construction is not contrary to the public interest.

## **FP - FLOODPLAIN DISTRICT**

### **General Purpose and Description**

The Floodplain District is designed to provide for the appropriate use of land which has a history of inundation or is determined to be subject to flood hazard, and to promote the general welfare and provide protection from flooding portions of certain districts. Such areas are designated with a Floodplain Prefix, FP.

### **Permitted Uses**

The permitted uses in that portion of any district having a Floodplain (FP) prefix shall be limited to the following:

**21.2.1** Agricultural activities including ordinary cultivation or grazing of land and legal types of animal husbandry, but excluding construction of barns or other outbuildings.

**21.2.2** Off-street parking incidental to any adjacent main use permitted in the district.

**21.2.3** Electrical substation.

**21.2.4** All types of local utilities including those requiring specific use permits.

**21.2.5** Parks, playgrounds, public golf courses (no structures), and other recreational areas.

**21.2.6** Private open space as part of a Planned Residential Development.

**21.2.7** Structures, installations, and facilities installed, operated, and maintained by public agencies for flood control purposes.

**21.2.8** Bridle trail, bicycle, or nature trail.

### **City Council Approval Required**

No structure shall be erected in that portion of any district designated with a Floodplain, FP, prefix until and unless such structure has been approved by the City Council after engineering studies have been made and it is ascertained that such building or structure is not subject to damage by flooding and would not constitute an encroachment, hazard, or obstacle to the movement of floodwaters and that such construction would not endanger the value and safety of other property or public health and welfare.

- H – Historical District

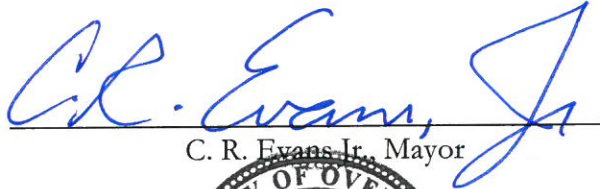
After the above districts were discussed as the possible amended zoning districts to the Zoning Ordinance; Mayor Evans stated he would entertain a motion for adjournment.

V. ADJOURNMENT

Councilman Cox made a motion to adjourn. Councilman Posey seconded the motion. Motion carried 5-0.

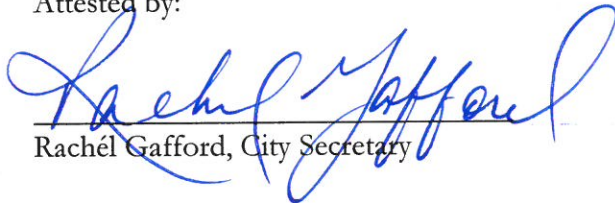
With no further business, the meeting was adjourned at 8:50 P. M.

Minutes approved and submitted and/or corrected this 10 day of Feb., 2014.

  
C. R. Evans, Jr., Mayor



Attested by:

  
Rachel Gafford, City Secretary