



PLANNING & ZONING COMMISSION AGENDA

May 9, 2019 at 6:00 P.M.

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

A. CALL TO ORDER

1. Invocation
2. Pledges of Allegiance – *U. S. flag and Texas flag (“Honor the Texas flag. I pledge allegiance to thee, Texas, one state under God, one and indivisible”)*

B. ANNOUNCEMENTS

1. Introduction of newly appointed Commissioner Lane Schurbon.

C. 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 and act regarding the minutes of the Planning and Zoning Meeting held on March 14, 2019.

D. PUBLIC HEARING

• OPEN PUBLIC HEARING

1. Commission to hear staff report and receive public comments regarding Replat Application 2019-02—Michael Craig Steelman’s request to final plat Lot 1R, Block 8, Hillcrest Addition, being a replat of a 1.649-acre tract of land out of the T.C. Lloyd Survey A-499, legally described as Lots 1 – 4, Block 8 of the Hillcrest Addition to the City of Overton, Rusk County, Texas according to the Revised Plat thereof recorded in Volume 3623, Page 481, Plat Records of Rusk County, Texas, being the same parcel of land described in a Deed from Ronny Gaudet to Michael Craig Steelman on February 15, 2019 as recorded in Volume 3624, Page 550, Deed Records of Rusk County, Texas. The subject property is located at the north end of Warren Street where Warren and Sweet Gum Streets intersect, Overton, Rusk County, Texas.

- Staff Report
- Public Comments

CLOSE PUBLIC HEARING

E. BUSINESS

1. Commission to hear staff report and take action to make a recommendation to City Council regarding Preliminary Plat Application 2019-01—Nick Shumake’s request, on behalf of Landsmart Planning & Development Inc., to Preliminary Plat Lots 1 – 3, Block 1, Overton Front Street Development Addition being a preliminary plat of an approximately 3.702-acre tract of land out of the Mary Hughes Survey A-471, legally described as all that certain tract, lot or parcel of land, a part of the Mary Hughes

Survey A-471, Smith County Texas and also being all of that certain called 5.00 acre tract of land described in a deed dated September 18, 2018 that is recorded in Instrument Number 20180100044633 of the Official Public Records of Smith County, Texas. The subject property is located near the South end of South Front Street and abuts 1710 South Front Street, Overton, Smith County, Texas.

2. Commission to hear staff report and take action to make a recommendation to City Council regarding Variance Application 2019-04 Nick Shumake's request, on behalf of Landsmart Planning & Development Inc., 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, curb or gutter along South Front Street on the property legally described as all that certain tract, lot or parcel of land, a part of the Mary Hughes Survey A-471, Smith County Texas and also being all of that certain called 5.00 acre tract of land described in a deed dated September 18, 2018 that is recorded in Instrument Number 20180100044633 of the Official Public Records of Smith County, Texas. The subject property is located near the south end of South Front Street and abuts 1710 South Front Street, Overton, Smith County, Texas.
3. Commission to take action to make a recommendation to City Council regarding Final Plat Application 2019-03—Nick Shumake's request, on behalf of Landsmart Planning & Development Inc., to Final Plat Lots 1 – 3, Block 1, Overton Front Street Development Addition being a final plat of an approximately 3.702-acre tract of land out of the Mary Hughes Survey A-471, legally described as all that certain tract, lot or parcel of land, a part of the Mary Hughes Survey A-471, Smith County Texas and also being all of that certain called 5.00 acre tract of land described in a deed dated September 18, 2018 that is recorded in Instrument Number 20180100044633 of the Official Public Records of Smith County, Texas. The subject property is located near the south end of South Front Street and abuts 1710 South Front Street, Overton, Smith County, Texas.
4. Commission to hear staff report and take action to make a recommendation to City Council regarding Variance Application 2019-05 — Michael Craig Steelman's 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 Warren, Sweet Gum and Cedar Streets, not install curb or gutter along Warren Street, and not to install curb along Sweet Gum and Cedar Streets (gutter but no curb exists along Sweet Gum and Cedar Streets) adjacent to the subject property for proposed replat application RP2019-02 which will be legally described as Lot 1R, Block 8, Hillcrest Addition and more commonly referred to as All of Block 8 (undeveloped) of the Hillcrest Addition, Overton, Rusk County, Texas.
5. Commission to take action to make a recommendation to City Council regarding Replat Application 2019-02—Michael Craig Steelman's request, to final plat Lot 1R, Block 8, Hillcrest Addition more commonly referred to as All of Block 8 (undeveloped) of the Hillcrest Addition, Overton, Rusk County, Texas.

F. 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 6th day of **May, 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, TRMC, 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, TRMC, City Secretary