



CITY OF OVERTON

Planning & Zoning Commission Minutes

6:00 p.m.

June 14, 2022

1200 South Commerce Street

City of Overton, Texas

City Hall Council Chambers

Attending;

Robert Raney, Chairman

Skipper Honeycutt- Vice Chair

Dudley Hickman

Allen Torbert

Also in attendance; Curtis Gilbert- Mayor, Shane West- City Manager & Connie Chasteen- interim City Secretary.

Absent:

Kim Cox

Michael Garcia

I. **Call to Order** at 6:03 pm. by Chairman Raney

II. **Invocation-** Given by Mayor Gilbert

III. **Pledge of Allegiance** led by Chairman Raney

U.S. flag

Texas flag ("Honor the Texas flag. I pledge allegiance to thee, Texas, one state under God, one and indivisible")

IV. **Public Forum - Each individual will be allowed three (3) minutes.**

No one from the public spoke.

V. **Consent Agenda**

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

A. Commission to review and make possible corrections to the minutes of Planning and Zoning Meeting held on May 16, 2022

Vice Chair Honeycutt made a motion to approve the minutes with correction to Commissioner Hickman being listed as both present and absent to absent for the May 15th meeting. Commissioner Torbert seconded the motion and it was passed 4/0.

VI. Public Hearing was opened by Chairman Raney.

Open Public Hearing

1. Commission to hear, discuss and receive public comments regarding Replat Application Number 2022.05.16 – Lance Dunton's request for a curb and gutter variance and to replat 2 acres into 9 lots (six (6) single family and three (3) two (2) family duplex multifamily on the corner of Elm and Holly Streets and Rezone to 9 showing Lot 2R2-1 and 2R2-6, Block 1 of the Hillcrest Addition a replat of Lot 2R, Block 1, Hillcrest Addition as shown according to plat thereof recorded in Sleeve XXX of the Plat Records of Rusk County, Texas.

Commissioner Hickman discussed the letters of opposition sent by 5 property owners bordering on the property being discussed. Commissioners were also provided pictures of actual duplexes built by Lance Dunton in Arp. Detailed property platting for location and road facing were reviewed. Pictures of model duplexes provided by the developer were also viewed with a list of the benefits the addition could provide for the city in increased revenue and property value.

Discussion of the rate of rent and background checks would encourage high end renters/professionals.

Close Public Hearing property being discussed.


VII. New Business

- 1 Commission to take action to make a recommendation to the Overton City Council regarding Replat Application Number 2022.05.16 – Lance Dunton's request for a curb and gutter variance and to replat 2 acres into 9 lots (six (6) single family and three (3) two (2) family duplex multifamily on Holly Street and Rezone to 9 showing Lot 2R2-1 and 2R2-6, Block 1 of the Hillcrest Addition a replat of Lot 2R, Block 1, Hillcrest Addition as shown according to plat thereof recorded in Sleeve XXX of the Plat Records of Rusk County, Texas.


Commissioner Hickman made a motion to accept the zoning of multifamily units. Commissioner Tolbert seconded the motion. Motion passes 2/1 with Commissioner Honeycutt voting against the rezoning.

VIII. Adjournment Motion to adjourn by Commissioner Hickman, Seconded by Commissioner Honeycutt and passed 4/0 Meeting was adjourned at 6:45pm.

Attested by:



Connie Chasteen
Interim City Secretary



Robert Raney, Chairman

Note: 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).

Persons with disabilities who plan to attend this public meeting and who may need auxiliary aid or services are requested to contact the City of Overton forty-eight (48) hours in advance at 903-834-3171, and reasonable accommodation's will be made for assistance. This facility is wheelchair accessible and accessible parking spaces are available.