



CITY OF OVERTON

Planning & Zoning Commission Minutes

6:00 p.m.

March 9, 2023

1200 South Commerce Street

City of Overton, Texas

City Hall Council Chambers

Members Present

Robert Raney, Chairman

Skipper Honeycutt, Board Member

Dudley Hickman, Board Member

Allen Torbert, Board Member

Members Absent

Kim Cox, Board Member

Michael Garcia, Board Member

I. **Call to Order** by Chairman Raney at 6:00 pm.

II. **Invocation** by Mayor Curtis Gilbert.

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

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

There was no one to speak.

V. **Consent Agenda**

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

Member Hickman made motion to accept minutes; 2nd by Member Honeycutt; passed 3/0.

V. **Public Hearing**

There was no one to speak.

VI. **New Business**

1. Commission to take action to make a recommendation to the Overton City Council regarding East Real Estate, LLC's request for a Special Exception (ZBA2021-11-18) to the City of Overton Zoning Ordinance Regulations, Section 8 – Mobile Home District (MH) and Section 29 Allowable Land Use Table. Specifically, the applicant is seeking a Special Exception from the Zoning Ordinance Regulations which does not allow for a Manufactured Home to be located in the City Limits unless

in a Manufactured Home Park or subdivision. The subject property is a tract of land legally described as 0.39 acre, more or less, situated in the Mary Hughes Survey, Abstract 471, Smith and Rusk Counties, Texas, as described in deed dated April 6, 2001, from Louis Cary et ux to Edgar A. Curry et ux, in Volume 5793, Page 231, Official Records of Smith County, Texas.

There were no opposition letters returned from proposed neighbors, nor were any of the proposed neighbors in the audience. Member Hickman made motion to recommend approval to City Council; 2nd by Member Honeycutt; passed 3/0.

2. Commission to take action to make a recommendation to the Overton City Council regarding Eric Stephen Hicks' request for a Special Exception (ZBA2021-11-18) to the City of Overton Zoning Ordinance Regulations, Section 8 – Mobile Home District (MH) and Section 29 Allowable Land Use Table. Specifically, the applicant is seeking a Special Exception from the Zoning Ordinance Regulations which does not allow for a Manufactured Home to be located in the City Limits unless in a Manufactured Home Park or subdivision. The subject property is a tract of land legally described as 5.570 acres, more or less, situated in the J T McDaniel Survey, Abstract 557, Lot 2, Block 18, Rusk County, Texas, as described in deed dated October 2, 1998, from A C Norris to First United Pentecostal Church (now known as Truth Tabernacle Church), in Volume 2096, Page 839, File Number 34168, Official Records of Rusk County, Texas.

There were no opposition letters returned from proposed neighbors. There was one in favor of letter received. There were no proposed neighbors in the audience. Member Honeycutt made motion to recommend approval to City Council; 2nd by Member Hickman; passed 3/0.

VII. Adjournment

Motion was made by Member Torbert to adjourn; 2nd by Member Honeycutt; passed 6:05 pm.



Robert Raney, Chairman

Attested by:



Lisa Hemus
Interim City Secretary