



**CITY OF COLEMAN, TEXAS
PLANNING AND ZONING COMMISSION
Meeting Agenda**

The Planning and Zoning Commission of the City of Coleman, Texas will meet in a called meeting on Tuesday, June 9, 2020 at 5:30 p.m. in the Council Chambers of City Hall, 200 West Liveoak, Coleman, Texas. To advance the public health goal of limiting face to face meetings and contact with others to slow the spread of COVID 19, the City Council of the City of Coleman requests you not attend the City meeting in Person. The meeting is open to the public by either computer or phone. Telephonic capabilities will be utilized to allow individuals to address the City Council. Members of the public are encouraged to participate remotely. The public dial in number and meeting information to participate is as follows:

To join via Phone: +1 346 248 7799

To join via computer: <https://zoom.us>

Meeting ID: 978 1428 1584

Password: 526637

You may also watch the meeting from your computer, tablet, or smartphone: at <https://www.facebook.com/CityofColemanTX/>. An electronic copy of the agenda and packet can be found at the following link: www.cityofcolemantx.us/meetings/

If you must attend the meeting there will be very limited seating in the Council Chambers and social distancing requirements and practices will be observed. The Commission may vote and/or act upon each of the items listed on this Agenda. One agenda item will be discussed at a time, in the order determined by the Commission Chair, unless logic and practical considerations allow similar topics to be considered together for purposes of convenience and efficiency.

The Planning and Zoning Commission reserves the right to meet in closed, executive session on any of the items listed below should the need arise and if authorized by Title 5, Chapter 551, of the Texas Government Code.

1. Call to Order / Invocation / Pledge
2. Citizen Comments: Any citizen who desires to address the Planning and Zoning Commission on a matter not included on the agenda may do so at this time. Comments are limited to five (5) minutes for items not on the agenda. If you wish to speak to an item on the agenda, you will be allowed to speak when the item is called for discussion. There is a (3) minute time limit for items on the agenda which may be extended if necessary, by decision of the Committee Chair.

3. Discuss, consider and act upon approval of the minutes of the meeting conducted on May 12, 2020.
4. The Planning and Zoning Commission will conduct a **Public Hearing** on the request for a Specific Use Permit for Residential Use in a Commercial Zone for the property located at 203 & 203 ½ W. Walnut.
5. The Planning and Zoning Commission will conduct a **Public Hearing** on the request for a Specific Use Permit for Residential Use in a Commercial Zone for the property located at 417 W. Liveoak.
6. Adjournment

Certification

I certify that the above notice of meeting was posted at City Hall, 200 W. Liveoak, Coleman Texas, and on the City of Coleman internet website on Friday, June 5, 2020 at 6:30 p.m. and remained so posted continuously for at least seventy-two (72) hours preceding the scheduled time of said meeting. I further certify that the media was properly notified. A list of those notified will be available upon request.



**James R. King, Assistant City
Secretary**

Special Accommodations

The City of Coleman is committed to compliance with the Americans with Disabilities Act (ADA). Reasonable accommodations and equal access to communications will be provided to those who provide notice to the City Secretary by calling 325-625-4116 or by going by 200 W. Liveoak, Coleman Texas during normal business hours at least (48) forty-eight hours in advance of the scheduled meeting.

City of Coleman, Texas

200 W. Liveoak Street
Coleman, TX 76834
(325) 625-4116



ZONING APPLICATION

TYPE OF REQUEST

- () Zoning Change
Current Zoning: _____
Requested Zoning: _____
() Specific Use Permit: Residential Use
() Other (specify): _____
- () Preliminary Plat
() Plat
() Re-platting
() Final Plat

PROPERTY IDENTIFICATION

Location: 2035 1/2 W Walnut St.
() Location Map and/or Site Plan attached Coleman TX 76834

LEGAL DESCRIPTION (according to deed records – copy of deed is acceptable)

Subdivision or Survey Name: _____

Block No. _____ Lot No. _____

For Un-platted Land, attach metes and bounds description

Name of Property Owner or Representative: DUONG QUYNH LOAN
Contact Phone No.: 254 631 9781
Address (if different from above): 1006 U. Main St Unit B, Eastland TX 76448

PETITION: I hereby petition the City for approval of the above described request as provided by the laws of the State of Texas and Ordinances of the City of Coleman.

Date: 5/4-2020 Signature: [Signature]

FEE: \$100.00 DATE PAID: _____

Planning & Zoning Hearing Date: _____ Council Hearing Date: _____

RENT TO PURCHASE CONTRACT

 COPY

This is a matter of fact rent to purchase contract.

This contract is between Owners of property : George Wortham and Margaret Wortham and Loan Quynh Duong RENTER:
This contract states : Owners of said property will rent to own property at 203 walnut in Coleman Texas 76834

Renter Loan Quynh Duong here in referred to as renter. Will pay \$1000.00 rent for 36 check payments for rent to purchase. The price of the property is 35000.00 This \$1000.00 a month rent will be paid out as post dated checks to be held by owners and cashed out and on a agreed date before occupancy of building between May 1 and 15th of 2018. These post dated checks will amount to \$1000.00 for 36 monthly payments. These should be cashed out on a month to month basis and last check 35th and 36th cashed by April 1 to 15th of 2021. At this time the property will convert over to new owner Loan Quynh Duong renter purchaser. The renter has the right to pay off the remaining balance at anytime, when agreed on by all parties. If any of these checks being held by owners bounce and have insufficient funds the renters must pay a \$35.00 return check fee at the time it defaults payment or arrangements made.

More about this contract:

UTILITIES

will remain in owners name until property is paid off. Renter shall pay utilities each and every month when due and never late. This will be water, electric and gas on a month to month basis. Owners will receive bills and present them in a timely manor. Renter will be notified of the amounts and a copy of each bill.

INSURANCE

Should renter decide to purchase renter or liability insurance it will be there responsibility. If a fire is cause by there fault the repairs will be there responsibility. Should they let the house catch fire by there fault all checks should be cashed and property will then become there's.

TAXES

Will remain in owners name until completion of contract and all payments have been made and complete. Taxes will be prorated first year for months of occupancy and then be paid yearly when due. The house and property is being rent to purchase with all payments 1000.00 monthly payments going toward purchase.

MAINTANCE REPAIRS CONSTRUCTION:

The property and house is being rent to purchase as is where is with no repairs or maintained on owners part or responsibility. for any repairs maintained construction of property or land. Yard and shrubs are the renters responsibility and must be maintained in a decent way. There should be no construction changing out of any property or items as part of the building with out permission from owners. The owners have rights of inspection at any agreed on time.

The house and property is not to be rented, leased, sublet to anyone else in part or whole until sale is complete. Should renter decide not to complete the contract to purchase, all monies paid remain to sellers and renters will be asked to move with in the time left on the monthly rent !

[Signature]

LOAN QUYNH DUONG

[Signature]

GEORGE WORTHAM

[Signature] *[Signature]*

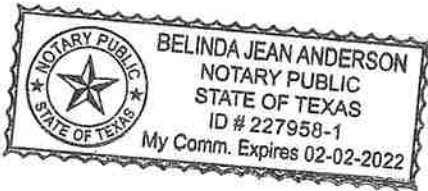
MARGARET WORTHAM

(Acknowledgment)

STATE OF TEXAS

COUNTY OF EASTLAND

This instrument was acknowledged before me on the 30 day of April, 2018, by LOAN QUYNH DUONG.



[Signature]

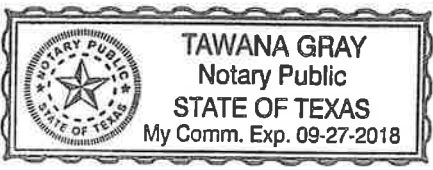
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS

COUNTY OF EASTLAND

This instrument was acknowledged before me on the 8th day of May, 2018, by GEORGE WORTHAM and MARGARET WORTHAM.



[Signature]

Notary Public, State of Texas
Tawana Gray

W WALNUT

W WALNUT

205 W WALNUT

203 W WALNUT

S CONCHO

504 S CONCHO

W WALNUT



City of Coleman, Texas

200 W. Liveoak Street
Coleman, TX 76834
(325) 625-4116



ZONING APPLICATION

TYPE OF REQUEST

Zoning Change

Current Zoning: _____

Requested Zoning: _____

Specific Use Permit: RESIDENTIAL @
COMMERCIAL

Other (specify): _____

Preliminary Plat

Plat

Re-platting

Final Plat

PROPERTY IDENTIFICATION

Location: 417 W. LIVE OAK

Location Map and/or Site Plan attached

LEGAL DESCRIPTION (according to deed records – copy of deed is acceptable)

Subdivision or Survey Name:

Block No. _____ Lot No. _____

For Un-platted Land, attach metes and bounds description

Name of Property Owner or Representative: KRISTIN BREWETT REP FOR

Contact Phone No.: 830 822 6191 MICHAEL BREWETT

Address (if different from above): 460 SHOLTY CREWENGE
FREDERICKSBURG, TX 78624

PETITION: I hereby petition the City for approval of the above described request as provided by the laws of the State of Texas and Ordinances of the City of Coleman.

Date: 5/18/2020 Signature: [Signature]

FEE: \$100.00 DATE PAID: _____

Planning & Zoning Hearing Date: _____ Council Hearing Date: _____

James King

From: kbarnett@signaleventgroup.com
Sent: Monday, May 18, 2020 12:38 PM
To: James King
Subject: FW: Neches and Walnut land description

Hi James,

Here is the legal description for 417 W. Live Oak. I am going to start working on the site plan for you to have at the meeting. Please let me know if you have a date schedule and if you need anything additional from me.

Thank you so much!

Kristin

-----Original Message-----

From: Hayden Wise <haydenjwise@gmail.com>
Sent: Monday, May 18, 2020 11:49 AM
To: kbarnett@signaleventgroup.com
Subject: Neches and Walnut land description

All of the North one-half (N/2) of the West one-half (W/2) of Block No. 12 of Clow's First Addition to the Town of Coleman, Coleman County, Texas, SAVE AND EXCEPT the South twenty feet (20') of the North one-half (N/2) of the West one-half (W/2) of Block 12 of Clow's First Addition to the Town of Coleman, Coleman County, Texas.

Call if you need anything else.

Darla Wise for
Hayden J. Wise Attorney at Law
100 S. Commercial Ave., Ste. 207 (Physical) PO Box 32 (Mailing) Coleman, TX 76834
325-625-2515 office

S NECHES

W LIVE OAK

W LIVE OAK

S NECHES

415 W LIVE OAK

411 W LIVE OAK

417 W LIVE OAK

