



**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 November 1, 2022, 5:30 P.M. 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 City Council 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 August 10, 2022.
4. Public Hearings: City Council will conduct a Public Hearing on the following zoning case. The Commission may discuss, consider and act upon the subject of each hearing after receiving public comments, including but not limited to approval, disapproval, or modification of a request.
 - A. The Planning and Zoning Commission will conduct a **Public Hearing** on the request for a zoning change from SF-3 District 2 to C-1 Commercial District- Office, Light Retail, and Neighborhood Services property located at 1810 S. Concho City of Coleman, Coleman County, Texas.
5. 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 October 28, 2022 at 5:00 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.


Betty Bivins
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
Planning and Zoning Commission
Agenda Memo**

Meeting Date: **November 1, 2022 @ 5:30 p.m.**

SUBJECT: Agenda Item No. 1

AGENDA ITEM:

Call to Order, Invocation, and Pledge of Allegiance to the Flags of the United States of America and the State of Texas.

The Pledge of Allegiance to the Flag of the United States of America:

"I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all."

Should be rendered by standing at attention facing the flag with the right hand over the heart. When not in uniform men should remove any non-religious headdress with their right hand and hold it at the left shoulder, the hand being over the heart.

The Pledge of Allegiance to the Flag of the State of Texas:

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

The pledge of allegiance to the flag of the United States should be recited before the pledge of allegiance to the state flag if both are recited; should be rendered by standing at attention facing the flag with the right hand over the heart. When not in uniform men should remove any non-religious headdress with their right hand and hold it at the left shoulder, the hand being over the heart.

**City of Coleman
Planning and Zoning Commission
Agenda Memo**

Meeting Date: November 1, 2022 @ 5:30 p.m.

SUBJECT: Agenda Item No. 2

AGENDA ITEM:

Citizen Presentations: 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. The Board may not deliberate on items presented under this agenda item. Presentations are subject 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 Board addresses the item. There is a (3) minute time limit for items on the agenda. The presiding officer (with the consent of a majority of the board) may grant additional time. To comply with the provisions of the Open Meetings Act, the Council respectfully requests that each person submit a Speaker Request Form stating your name, address, and topic of presentation. The form is located at the entryway to Council Chambers.

NOTES:

**City of Coleman
Planning and Zoning Commission
Agenda Memo**

Meeting Date: **November 1, 2022 @ 5:30 p.m.**

SUBJECT: Agenda Item No. 3

AGENDA ITEM: Discuss, consider and act upon approval of the minutes of the meeting conducted on August 10, 2022.

RECOMMENDED MOTION:

“I move to approve the minutes for August 10, 2022 as presented.”

ATTACHMENTS:

Minutes for August 10, 2022.



**CITY OF COLEMAN, TEXAS
PLANNING AND ZONING COMMISSION
Minutes for the meeting conducted on
August 10, 2022**

The Planning and Zoning Commission of the City of Coleman, Texas met in a called meeting on Tuesday, August 10, 2022 at 5:30 p.m. in the Council Chambers of City Hall, 200 West Liveoak, Coleman, Texas.

Members Present: *Berry Phillips, John Gregg, Chase Watson, Bonnie Brown*

Members Absent: *Marsha Spinks*

1. Call to Order / Invocation / Pledge:

Berry Phillips called the meeting to order at 5:31 p.m. and gave the invocation. The Pledge of Allegiance followed.

2. Citizen Comments:

None

3. Discuss, consider and act upon approval of the minutes of the meeting conducted on April 26, 2022.

John Gregg made a motion to approve the minutes as presented. Chase Watson seconded. The motion carried 4-0.

4. Public Hearings: The Planning and Zoning Commission will conduct Public Hearings on the following zoning issues. The Commission may discuss, consider and act upon the subject of each hearing after receiving public comments, including but not limited to approval, disapproval, or modification of a request.

A. The Planning and Zoning Commission will conduct a Public Hearing on the request for zoning change from MF-2 Manufacturing-Industrial Heavy to SF Single Family Residential for a Conditional Use to allow residential in a MF-2 Zoning District, property described as 724 Airport Road.

The Public Hearing was opened at 5:34 p.m. Director of Planning and Development Dennis Jobe addressed the board on the property and explained the proposed use. There were no other public comments. The public hearing was closed at 5:35 p.m.

John Gregg made a motion to approve the zoning request. Bonnie Brown seconded the motion. The motion carried 4-0.

- B. The Planning and Zoning Commission will conduct a Public Hearing on the request for zoning change (Replat) on Lot 101 Block 6 Needham's Addition City of Coleman, Coleman County, Texas.

The Public Hearing was opened at 5:36 p.m. Director of Planning and Development Dennis Jobe addressed the board on the property and explained the proposed change. There were no other public comments. The public hearing was closed at 5:37 p.m.

Chase Watson made a motion to approve the request for replat. John Gregg seconded the motion. The motion carried 4-0.

5. Adjournment

Mr. Phillips adjourned the meeting at 5:38 p.m.

Approved by vote of the Planning and Zoning Commission on the _____ day of _____, 20____.

Chair / Vice Chair

City Secretary / Assistant City Secretary

**City of Coleman
Planning and Zoning Commission
Agenda Memo**

Meeting Date: November 1, 2022 @ 5:30 p.m.

SUBJECT: Agenda Item No. 4

The Planning and Zoning Commission will conduct a Public Hearing on the request for zoning change from SF 3 District 2 to C-1 Commercial District – Office, Light Retail, and Neighborhood Services to allow a Business Office property described as 1810 S. Concho.

“I will now open the public hearing at _____ p.m.”

1. Ask for information to be presented by city staff.
2. Ask if the property owner is present to present any information on the property or a plan of action.
3. Ask if anyone else would like to address the board about this property.

“I will now close the public hearing at _____ p.m.”

The Board may now consider staff recommendations and other comments received and issue appropriate orders related to the property.

Additional Notes: Property has been used as a residential structure and staff does not recommend approval of this zoning change. City Attorney has reviewed and determined this would be considered spot zoning which is not allowed.

City of Coleman
200 W. LIVEOAK
Coleman, Tx 76834
325-625-4116



ZONING APPLICATION

REQUEST TYPE

Zoning Change:	
Current Zone	_____
Requested Zone	<u>Commercial</u>
Specific Use Permit:	_____
Other:	_____

<input type="checkbox"/>	Preliminary Plat
<input type="checkbox"/>	Plat
<input type="checkbox"/>	Re-Platting
<input type="checkbox"/>	Final Plat

PROPERTY IDENTIFICATION

Location 1810 S. Concho St Coleman

LEGAL DESCRIPTION (Accord to deed records) - For Un-Platted land, attach metes and bounds description

Subdivision or Survey Name: S 2530 - Sadler & Martin Addn Town
 Block Number 8 Coleman
 Lot Number 3/2-1

ZONING CHANGE

CURRENT ZONE: 3 District 2
 REQUESTED ZONE: Commercial

Name of Property Owner or Representative Rodney Martin or Hillary
 Contact Phone Number 325-430-8727 (Rod) 512-804-9757 (Hill) Kilpatrick
 Address 1810 S. Concho St. Coleman

Planning and Zoning Hearing Date _____
 Council Hearing Date _____

I hereby petition the City for approval of the above-described request as provided by the laws of the State of Texas and Ordinance of the City of Coleman

Date 10/03/2022 Signature Rodney Martin
 FEE \$100 Date Paid: 10/3/2022 H. Kilpatrick

Notification List: Zoning request change from SF 3 District 2 to (C1 Commercial, Office, Light, Retail and Neighborhood Services at the property located at 1810 S. Concho Coleman, Tx.

#	OWNER	LOCATION	MAILING ADDRESS	CITY	STATE	ZIPCODE
1	Nancy Y Helms	211 W. 11th	211 W.11th	COLEMAN	TX	76834
2	Linda McFain	215 W. 11th	215 W.11th	COLEMAN	TX	76834
3	James C. Griffin	212 W. 11th	212 W.11th	COLEMAN	TX	76834
4	Jennifer Dianne Wirt	214 W. 11th	214 W.11th	COLEMAN	TX	76834
5	J Etux Barton	1801 S. Concho	2005 Lancaste	Round Rock	TX	78664
6	John and Amy Low	1807 S. Concho	1807 S. Concho	COLEMAN	TX	76834
7	William & Sheila Scott	1809 S. Concho	1809 S. Concho	COLEMAN	TX	76834
8	Robert Deleon	1816 S. Concho	1816 S. Concho	COLEMAN	TX	76834
9	Larry D & Edna E Robinson	1815 S. Concho	P. O. Box 46	COLEMAN	TX	76834
10	Jerry Lee Campbell	1716 S. Concho	1716 S. Concho	COLEMAN	TX	76834
11	Jay D Gober	1707 S. Concho	1707 S. Concho	COLEMAN	TX	76834
12	Hamric Rental Properties	1900 S. Concho	7865 SH 206	COLEMAN	TX	76834
13	Jeremy Fain	1815 S. Pecos	1815 S. Pecos	COLEMAN	TX	76834
14	Mason A & Sonya Appel	1800 S. Concho	1800 S. Concho	COLEMAN	TX	76834



October 11, 2022:

RE: Public Hearing on Zoning Application for 1810 Concho, Coleman, Texas.

Dear Property Owner,

You are hereby notified of a Public Hearing to be held on Tuesday November 1, 2022, at 5:30 p.m. in the Council Chambers of the Coleman City Hall, located at 200 W. Liveoak, Coleman, Texas, 76834, at which you are welcome to appear and express your opinion on a request for zoning change for the above listed property before the Planning and Zoning Commission for the City of Coleman.

The above property is currently zoned SF 3-District 2 and is requested for a Zoning change to C-1 Zoning Commercial District –Office, Light Retail, and Neighborhood Services. If you have any questions, please feel free to call or email me for clarification.

Dear Property Owner,

You are hereby notified of a Public Hearing to be held on November 17, 2022, at 5:15 p.m. in the Council Chambers of the Coleman City Hall, located at 200 W. Liveoak, Coleman, Texas, 76834, at which you are welcome to appear and express your opinion on a request for zoning change for the above listed property before the City Council for the City of Coleman.

Thank you,

A handwritten signature in black ink, appearing to read "Dennis L. Jobe". The signature is fluid and cursive, with a long horizontal stroke at the end.

Dennis L. Jobe

Planning and Development Director

City of Coleman

325-625-4116

Map

Legend

Parcels

Citations

1810 S. Concho

Projection: WGS_1984_Web_Mercator_Auxiliary_Spheroid

0 0.03 0.06 Miles

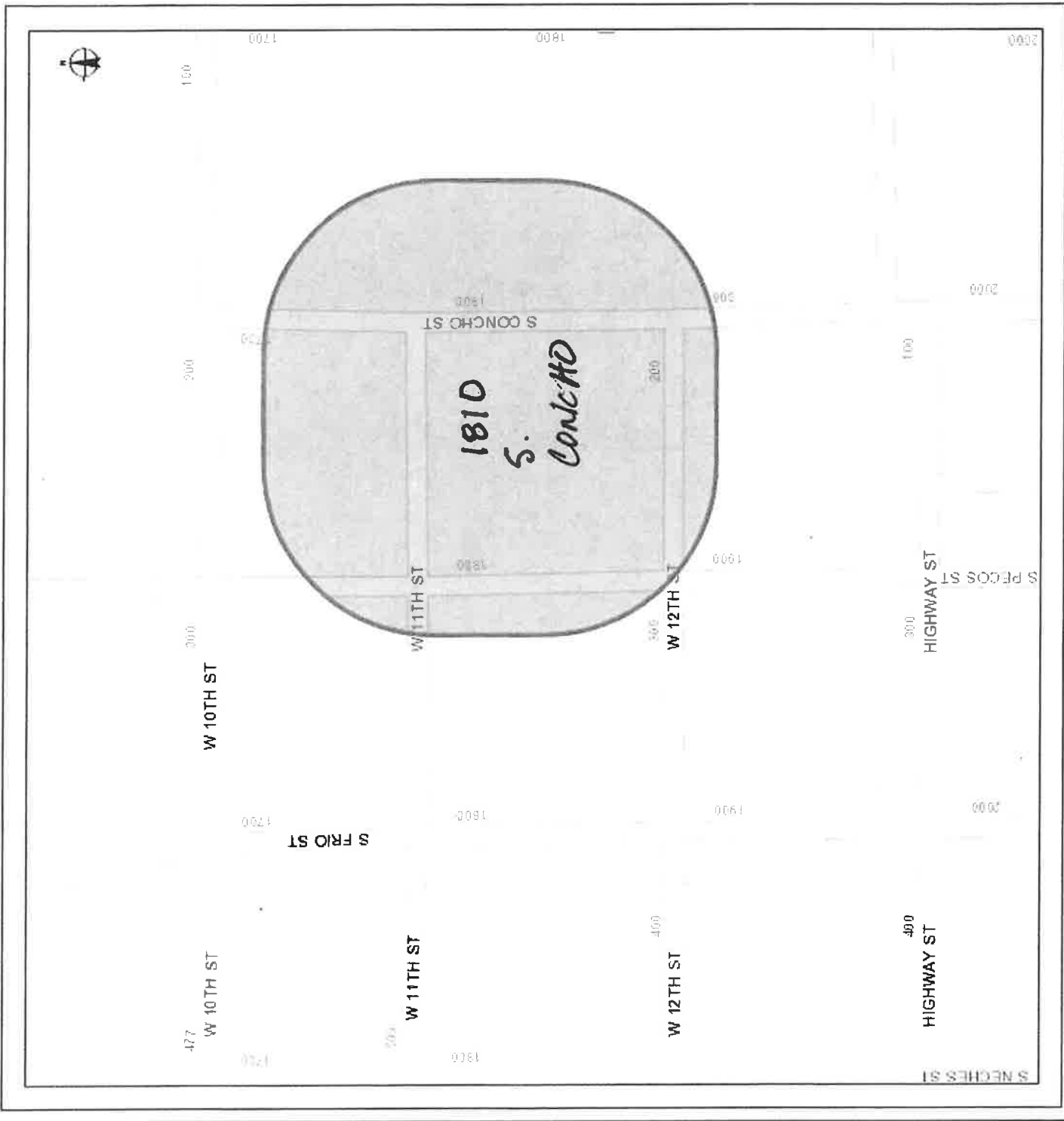


1:2,257

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This map has been prepared for informational purposes only. Jacob & Martin Ltd. accepts no responsibility for erroneous measurements or computations that may be made through use of any information contained in this map.

F#2448





**City of Coleman
Planning and Zoning Commission
Agenda Memo**

Meeting Date: November 1, 2022 @ 5:30 p.m.

SUBJECT: Agenda Item No. 5

AGENDA ITEM: Adjourn

Adjourning a meeting does not require a motion. The Chair simply adjourns the meeting when all agenda items have been acted upon.