



## NOTICE OF A PUBLIC MEETING

### AN AGENDA OF A REGULAR MEETING OF THE PLANNING and ZONING COMMISSION

#### CITY OF WHITE SETTLEMENT, TEXAS

6:30 PM – February 8, 2022

City Hall – Council Chambers

214 Meadow Park Drive, White Settlement, TX 76108

The City of White Settlement City Hall is accessible to persons with disabilities. Specially marked parking spaces are available at both Meadow Park and Hanon Drive. Accessible entry is available at the main entrance which is located on the north side of the building. If additional assistance is needed to observe or comment, please notify the City Secretary at 817-246-4971 x203 at least 24 hours prior to the meeting.

Recordings of Planning and Zoning Commission meetings are available for copies beginning on the Tuesday after each meeting.

*As a courtesy to those in attendance, please place your cell phone on "silent" or "vibrate".  
Food and drink are not allowed in council chambers.  
Thank you!*

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#### **CALL TO ORDER**

#### **INVOCATION / PLEDGE OF ALLEGIANCE**

#### **CONSENT AGENDA**

*All items on the Consent Agenda are routine or previously discussed items and will be approved with one motion; however, should a member of the City Council wish to discuss any item, said item may be removed from the Consent Agenda and considered under the Deliberation Agenda.*

- 1) Approval of Planning & Zoning Commission meeting minutes: December 14, 2021

#### **DELIBERATION AGENDA**

- 2) Hold a Public Hearing to consider a re-plat for Hill View Addition Block 2 Lot 5. More commonly known as 825 Easley St White Settlement.

#### **ADJOURNMENT**

Notice posted on the 4th day of February 2022, on the City Hall bulletin board at 214 Meadow Park Drive, White Settlement, Texas, at 5:00 p.m.

*Amy Arnold*

Amy Arnold, TRMC, CMC  
City Secretary



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#### CALL TO ORDER

**Vice-Chair Warren called the meeting to order at 6:32 pm announcing a quorum of board members present as follows:**

Commissioner Chambers – Present  
Commissioner - Vacant  
Vice-Chairman Warren – Present  
Commissioner - Vacant  
Commissioner Cook – Present  
Commissioner Alfreno – Absent  
Commissioner Osborne-Dill – Present

#### INVOCATION / PLEDGE OF ALLEGIANCE

#### CONSENT AGENDA

**Commissioner Cook approved the minutes from October 12, 2021 meeting. Commissioner Chambers seconded the motion which was carried by a unanimous vote.**

Approval of meeting minutes:

a. October 12, 2021

#### PUBLIC HEARING

2. Hold a Public Hearing to consider an amendment to the 2040 Comprehensive Plan for property located at Western Hills Park Addition Lot 7BR, more commonly known as 1725 S. Las Vegas Trail from Regional Commercial to Low Density.

**Building Official Robert Nunley presented the case, stating that currently the Comprehensive Plan shows this to be commercial regional, and with the rezone application that was submitted to staff it does not conform, applicant would like to have a residential home. Staff recommends that we amend the comprehensive plan to low density to allow residential homes. On the condition that the zoning change get approved.**

**A representative from the company was present to answer the Boards questions.**

**Commissioner Cook made a motion to accept the consideration of the amendment to the 2040 Comprehensive Plan. Commissioner Chambers seconded the motion, which was carried by a unanimous vote.**

3. Hold a Public Hearing to consider a re-zone for Western Hills Park Addition Lot 7BR, more commonly known as 1725 S. Las Vegas Trail, from C-N (Commercial Neighborhood) and R-6 to R-5.

**Building Official Robert Nunley presented the case and stated that staff did check with the City Attorney to confirm that there were no issues with constructing homes this close to the gas well site.**

**A representative from the company was present to answer the Boards questions.**

**Building Official Robert Nunley answered the Boards questions and concerns. Staff recommends that the board approves the zoning**

**Commissioner Chambers made a motion for the re-zone. Commissioner Osborne-Dill seconded the motion which was carried by a unanimous vote.**

#### **ADJOURNMENT**

Meeting adjourned at 6:42

Approve:

\_\_\_\_\_  
Tom Warren, Vice-Chairperson

Attest:

\_\_\_\_\_  
Ann Elias, Board Secretary



To: Planning and Zoning Commission

From: Amy Arnold, City Secretary

Date: February 8, 2022

This property is an oversized lot that the applicant is looking to re-plat into multiple lots. The property is a little over 30,000 Sq. ft. which is about  $\frac{3}{4}$  of an acre. The applicant is looking to add three additional lots to the property which would make 4 lots total. Two of the lots would face Silver Creek and one of the new lots would face Easley. All the lots will meet the current zoning requirements, to be considered buildable lots.

