



PLANNING AND ZONING COMMISSION MEETING

Monday, May 23, 2022 at 6:00 PM
212 North Race Street Everman, TX 76140

MINUTES

1. MEETING CALLED TO ORDER

President Welborn called meeting to order at 6:00pm.

Present:

President Judy Welborn

Ricky Irarrarez

Ora Hill

Tony Young

Brenda Edmonds

ABSENT

None

OTHERS PRESENT

Craig Spencer, City Manager

Donna Wilkerson, Liaison

Blake Bradley

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA

1. March 28, 2022 - Regular Meeting Minutes

Motion was made by Board Member Young and seconded by Board Member Isarrarez to approve Minutes for March 28, 2022 **ALL VOTED AYE**

5. CITIZEN'S COMMENTS

1. Public Hearing to receive public comment on whether to approve a recommendation to the Everman City Council of a Zoning Ordinance Amendment. Specifically, Appendix B, Section 4.13, Principle Permitted Use Table, Entertainment – Amusements.

Public Hearing opened at 6:03pm and closed at 6:15pm with no citizen comments.

6. DISCUSSION ITEMS

City Manager Craig Spencer explains to Commission that an amendment is needed in the Zoning Ordinance, specifically in Appendix B, Section 4.13 of the Principle Permitted Use Table, Entertainment - Amusements, to reflect Amusement Commercial (Indoor) be permitted in C1 (Neighborhood Commercial), C2 (General Commercial), D (Light Industrial) & E (Heavy Industrial) zoned areas and that Amusement Commercial (Outdoor) be permitted in D (Light Industrial) and E (Heavy Industrial), but, require Special Use Permit in C1 (Neighborhood Commercial) & C2 (General Commercial) zoned areas. Commission's recommendation tonight shall be presented to City Council 6/7/2022 Meeting Public Hearing closed at 6:06pm

7. CONSIDERATION AND POSSIBLE ACTION

1. Approve Final Plat of Hanna Ranch Phase 4 of Lots 1-11, 15-35, 12X, 13X & 14X, Block 1; Lots 1-21, 21X & 22X, Block 2; Lots 1-28, Block 3; Lots 1-28, Block 4; Lots 1-12 & 13X, Block 5; Lots 1-18, Block 6; Lots 1-24, Block 7; Lots 1-24, Block 8; & Lots 1-15 & 16X, Block 9; totaling 34.448 Acres of land situated in the Shelby County School Land Survey, Abstract No. 1375, City of Everman, Tarrant County, Texas for 202 Residential Lots, 7 (HOA) Private Open Space Lots - as presented and applied for by Academy Development.

Motion was made by President Welborn and seconded by Board Member Young to approve Final Plat of Hanna Ranch Phase 4 of Lots 1-11, 15-35, 12X, 13X & 14X, Block 1; Lots 1-21, 21X & 22X, Block 2; Lots 1-28, Block 3; Lots 1-28, Block 4; Lots 1-12 & 13X, Block 5; Lots 1-18, Block 6; Lots 1-24, Block 7; Lots 1-24, Block 8; & Lots 1-15 & 16X, Block 9; totaling 34.448 Acres of land situated in the Shelby County School Land Survey, Abstract No. 1375, City of Everman, Tarrant County, Texas for 202 Residential Lots, 7 (HOA) Private Open Space Lots - as presented and applied for by Academy Development. **ALL VOTED AYE**

2. Consider, Discuss and Make Recommendations to the City Council on amending the City of Everman Zoning Ordinance, specifically Appendix B, Section 4.13, Principle Permitted Use Table, Entertainment - Amusements.

Motion was made by Board Member Young and seconded by Board Member Hill to approve amendment of Zoning Ordinance, Appendix B, Section 4.13, Amusement Commercial Indoor to reflect and be permitted in C1 (Neighborhood Commercial), C2 (General Commercial), D (Light Industrial), & E (Heavy Industrial) zoned areas, and, that Amusement Commercial Outdoor reflect and be permitted in D (Light Industrial) & E (Heavy industrial) zoned areas, but, require a Special Use Permit in C1 (Neighborhood Commercial) & C2 (General Commercial) zoned areas. **ALL VOTED AYE**

8. ADJOURN

President Welborn adjourned the meeting at 6:49pm.

I hereby certify that this agenda was posted on the City of Everman bulletin board at or before 5:00 p.m. on Friday May 21, 2022.

/s/ Mindi Parks
City Secretary

Citizens may watch city council meetings live on YouTube. A link to the City of Everman YouTube channel is provided on the city website at: www.evermantx.us/government/citycouncil/

Pursuant to Section 551.071, Chapter 551 of the Texas Government Code, Council reserves the right to convene into Executive Session(s) from time to time as deemed necessary during this meeting, to receive advice from its attorney on any posted agenda item, as permitted by Law. Additionally, Council may convene into Executive Session to discuss the following:

- A. Section 551.071 - Pending or Contemplated Litigation or to Seek Advice of the City Attorney.
- B. Section 551.072 - Purchase, Sale, Exchange, Lease, or Value of Real Property.
- C. Section 551.073 - Deliberation Regarding Prospective Gift.
- D. Section 551.074 - Personnel Matters.
- E. Section 551.087- Deliberation Regarding Economic Development Negotiations.
- F. Section 551.089 - Deliberations Regarding Security Devices or Security Audits.

Citizens wishing to submit written comments should e-mail the City Secretary at mparks@evermantx.net. Comments that are received at least one-hour prior to the start of the meeting will be provided to all council members.

According to the City of Everman Policy on Governance Process, individual citizen comments will be restricted to three (3) minutes unless otherwise determined by a majority vote of the Council. The mayor is responsible to enforce the time limit. Citizens may address City Council either during the Citizen Comments portion of the meeting or during deliberation of a listed agenda item. City Council is only permitted by Law to discuss items that are listed on the agenda. Citizens wishing to make comments should notify the City Secretary as soon as possible.

City Hall is wheelchair accessible. Parking spaces for disabled citizens are available. Requests for sign interpretative services must be made 48 hours prior to the meeting. To make arrangements, call 817.293.0525 or TDD 1.800.RELAY TX, 1.800.735.2989.