

**PUBLIC HEARING MINUTES**  
**July 28, 2020**

The Planning and Zoning Commission for the City of New Boston, Texas, held a Public Hearing, Tuesday, July 28, 2020, at 5:00 p.m. in the Community Center of City Hall, and heard the following:

- 1) Consideration of a replat of a certain lot, tract or parcel of land lying and situated in the W. F. Thompson Headright Survey, Abstract 565, Bowie County, Texas, being a part of Lot 1, Block C of the H. B. Eubank minutes 1<sup>st</sup> Addition to the City of New Boston, Texas, as shown in the subdivision plat of the F. W. McGee minutes Addition to the City of New Boston, Texas, recorded in Volume 204, Page 171 of the Plat Records, of Bowie County Texas.
  
- 2) Applications for annexation of properties described as follows and requested zoning change:
  - a. 2.5 acres located at 2477 Hwy 82 W, New Boston, Texas from its Current Zoning of A-1 (Agricultural 1 District) to the new Proposed Zoning classification of C-2 (Commercial District).
  - b. 12.23 acres located at 2486 Hwy 82 W, New Boston, Texas from its Current Zoning of A-1 (Agricultural 1 District) to the new Proposed Zoning classification of C-2 (Commercial District).
  - c. 5.274 acres located on Hwy 82 W, New Boston, Texas from its Current Zoning of A-1 (Agricultural 1 District) to the new Proposed Zoning classification of C-2 (Commercial District).
  - d. 38.692 acres located on CR 4001, New Boston, Texas from its Current Zoning of A-1 (Agricultural 1 District) to the new Proposed Zoning classification of SF-1 (Single Family 1 District).

**Present:** Commissioner Buchanan, Commissioner Ellis, Commissioner Stephens, Commissioner Graham, Mayor Branson, Councilman Carr, Councilwoman Anderson, Councilman Hensley, Councilman Laney, Interim City Administrator, Elizabeth Lea, City Secretary, Sharmin Hutto, City Attorney, Wes Jordan, Police Chief, Garry McCrary, Joe Woods and Barry Langford.

**Commissioner Buchanan opened the hearing at 5:10 p.m.**

**No one appeared in opposition.**

**Adjourn: 5:14 p.m.**

**PLANNING AND ZONING COMMISSION MEETING MINUTES**

The Planning and Zoning Commission for the City of New Boston conducted a regular meeting on Tuesday, July 28, 2020 at 5:00 p.m., or upon the adjournment of the Public Hearing before the Planning and Zoning Commission, whichever is later following the Planning and Zoning Public Hearing at New Boston City Community Center at City Hall located at 301 E. North Front Street, New Boston, Texas.

1. **Commissioner Buchanan called the meeting to order at 5:14 p.m.**
2. **Roll Call:**

- a. **Present:** Commissioner Buchanan, Commissioner Ellis, Commissioner Stephens, and Commissioner Graham
- b. **Absent:** Commissioner Lyles
- 3. **Public Comment – Non-Agenda Items:** none.
- 4. **Public Comment – Agenda Items:** none.
- 5. **Consent Agenda:**
  - a. **Consider and take official action on approving June 30, 2020 Public Hearing and Regular Meeting Minutes.**

Motion was made by Commissioner Stephens and seconded by Commissioner Ellis to approve the minutes as presented. Council approved unanimously.

- 6. **Consider and take action on approving or disapproving the replat of a certain lot, tract or parcel of land lying and situated in the W. F. Thompson Headright Survey, Abstract 565, Bowie County, Texas, being a part of Lot 1, Block C of the H. B. Eubank minutes 1<sup>st</sup> Addition to the City of New Boston, Texas, as shown in the subdivision plat of the F. W. McGee minutes Addition to the City of New Boston, Texas, recorded in Volume 204, Page 171 of the Plat Records, of Bowie County Texas.**

Motion was made by Commissioner Graham and seconded by Commissioner Stephens to approve the replat that has been submitted. Motion carried unanimously.

- 7. **Consider and take action on approving or disapproving the application for zoning change from its Current Zoning of A-1 (Agricultural 1 District) to the new proposed zoning classification of C-2 (Commercial District), property is most commonly known as 2.5 acres located at 2477 Hwy 82 W, New Boston, Texas.**

Motion was made by Commissioner Graham and seconded by Commissioner Stephens to approve the application for zoning change to C-2. Motion carried unanimously.

- 8. **Consider and take action on approving or disapproving the application for zoning change from its Current Zoning of A-1 (Agricultural 1 District) to the new proposed zoning classification of C-2 (Commercial District), property is most commonly known as 12.23 acres located at 2486 Hwy 82 W, New Boston, Texas.**

Motion was made by Commissioner Graham and seconded by Commissioner Stephens to approve the application for zoning change to C-2. Motion carried unanimously.

- 9. **Consider and take action on approving or disapproving the application for zoning change from its Current Zoning of A-1 (Agricultural 1 District) to the new proposed zoning classification of C-2 (Commercial District), property is most commonly known as 5.274 acres located on Hwy 82 W, New Boston, Texas.**


Motion was made by Commissioner Ellis and seconded by Commissioner Graham to approve the application for zoning change to C-2. Motion carried unanimously.

10. **Consider and take action on approving or disapproving the application for zoning change from its Current Zoning of A-1 (Agricultural 1 District) to the new proposed zoning classification of SF-1 (Single Family 1 District), property is most commonly known as 38.692 acres located on CR 4001, New Boston, Texas.**

Motion was made by Commissioner Graham and seconded by Commissioner Stephens to approve the application for zoning change to SF-1. Motion carried unanimously.

11. **Adjourn**

Motion was made by Commissioner Stephens and seconded by Commissioner Ellis to adjourn meeting at 5:21 p.m.

  
Planning & Zoning Commission