



**CITY OF COLEMAN, TEXAS  
PLANNING AND ZONING COMMISSION  
Minutes for the meeting conducted on  
November 5, 2019**

The Planning and Zoning Commission of the City of Coleman, Texas met in a called meeting on Tuesday, November 5, 2019 at 6:00 p.m. in the Council Chambers of City Hall, 200 West Liveoak, Coleman, Texas.

Members Present:

Tracy Rankin, Lizette Alexander, Berry Phillips, Alternate Bonnie Brown, Alternate Skip Casey

Members Absent:

Terry Hyden, John Gregg

1. Call to Order / Invocation / Pledge: *The meeting was called to order by Chairperson Tracy Rankin at 6:00 p.m. Invocation was led by Mr. Berry Phillips. The pledge of allegiance followed.*
2. Citizen Comments: *None*
3. Discuss, consider and act upon approval of the minutes of the meeting conducted on October 8<sup>th</sup>, 2019.

*Chairperson Tracy Rankin noted one typo on the minutes: Terry Hyden was not present for the meeting. Minutes were approved unanimously with that correction.*

4. The Planning and Zoning Commission will conduct a **Public Hearing** on the request for zoning change from Commercial District – General (C2) to Single Family Residential District – 2 (SF-2) for the property located at 406 S. Colorado.

*Chairperson Rankin opened the public hearing at 6:03 p.m. Property owner Amy Gaines addressed the commission on her plans for the property and reason for the request. There were no other public comments. Chairperson Rankin then closed the public hearing at 6:05 p.m.*

5. The Planning and Zoning Commission may discuss, consider and act upon the request to change zoning from Commercial District – General (C2) to Single Family Residential District – 2 (SF-2) for the property located at 406 S. Colorado.

*Assistant City Manager James King addressed the commission on staff recommendations for a Conditional Use approval instead of a zoning map change. Mr. Phillips made a motion to amend and approve the application for Conditional Use as a Single Family Dwelling, Detached, in a Commercial District – General (C2) zoned area. Ms. Alexander seconded the motion. The motion was approved unanimously.*

6. The Planning and Zoning Commission will conduct a **Public Hearing** on the request for zoning change from Commercial District – General (C2) to Single Family Residential District – 1 (SF-1), or Single Family Residential District – 2 (SF-2), as appropriate, for the property located at 316 W. Pecan.

*Chairperson Rankin opened the public hearing at 6:10 p.m. Property owner Kristin Barnett addressed the commission on her plans for the property and reason for the request. There were no other public comments. Chairperson Rankin then closed the public hearing at 6:18 p.m.*

7. The Planning and Zoning Commission may discuss, consider and act upon the request to change zoning from Commercial District – General (C2) to Single Family Residential District – 1 (SF-1), or Single Family Residential District – 2 (SF-2), as appropriate, for the property located at 316 W. Pecan.

*Assistant City Manager James King addressed the commission on staff recommendations for a Conditional Use approval instead of a zoning map change, as was done with the previous item. Mr. Phillips made a motion to amend and approve the application for Conditional Use as a Single Family Dwelling, Detached, in a Commercial District – General (C2) zoned area. Ms. Alexander seconded the motion. The motion was approved unanimously.*

8. Adjournment

*Mr. Phillips made a motion to adjourn the meeting at 6:20 p.m. Ms. Alexander seconded the motion. The motion was approved unanimously.*

Approved by vote of the Planning and Zoning Commission on the 12<sup>th</sup> day of May, 2020.

  
Chair / Vice Chair

  
City Secretary / Assistant City Secretary