

A QUORUM OF THE CLARKSVILLE BOARD OF ADJUSTMENT MAY OR MAY NOT BE IN ATTENDANCE. NO ACTION BY THE BOARD WILL BE TAKEN AT THIS MEETING.

**CITY OF CLARKSVILLE
SPECIAL CALLED MEETING AND WORKSHOP SESSION
PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT AGENDA**

Notice is hereby given that the City of Clarksville Planning and Zoning Commission and Board of Adjustment shall conduct a Special Called joint meeting and workshop at 5:00 p.m. on Monday, June 18, 2018 followed by a Special Called meeting of the Planning & Zoning Commission at 6:00 p.m. The sessions will be held in the Council Chambers of City Hall, 800 West Main Street, Clarksville, Texas. The matters to be discussed are as follows:

WORKSHOP: Board of Adjustment and Planning & Zoning Commission at 5:00 p.m.

1. Call to Order: Ray Sellek, Chairman
2. Roll Call
3. **Executive Session**
The Planning & Zoning Commission and Board of Adjustment will convene into executive session pursuant to Texas Government Code Sections 551.071, Consultation with Attorney, to seek the advice of the City Attorney or other legal counsel concerning pending or contemplated litigation or on a matter in which the duty of the attorney(s) to the City under Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act:
 - a. Legal questions and advise on Comprehensive Zoning Ordinance and training.
4. **Reconvene Into Open Session**
5. Consider and act upon items discussed in Executive Session.
6. Staff Reports
7. Consider and act upon topics to be scheduled for a future Planning and Zoning Commission and/or Board of Adjustment meeting. *(The Planning and Zoning Commission and/or Board of Adjustment is not permitted to take action on or engage in any discussion regarding an item not listed on the agenda. However, this agenda item provides an opportunity for any member of the Planning and Zoning Commission and/or Board of Adjustment to propose that a topic be scheduled for a future meeting. Upon an item being proposed for discussion, the Planning and Zoning Commission and/or Board of Adjustment will vote to determine its collective desire to schedule the item for discussion and/or action at a future meeting. A majority vote of the Planning and Zoning Commission and/or Board of Adjustment is required to schedule an item for discussion and/or action at a future meeting.)*
8. Adjournment.

SPECIAL CALLED MEETING: Planning & Zoning Commission at 6:00 p.m.

1. Call to Order – Mayor Rushing
2. Roll Call
3. **“PUBLIC HEARING”** – Proposed Zone Change Request from Residential District to Commercial District by Marvin & Judy Bailey on a 0.172± acre lot (PID #10476) more commonly known as 1017 W. Main Street and a 0.4± acre lot (PID #10477) more commonly known as 1013 W. Main Street legally described as W.H. Vining #0878, Red River County, Texas. The properties are generally located on the north side of Main Street (Bus. Hwy. 82) between North Spruce and Martin L. King, Jr. Drive.

4. Discuss and make recommendation regarding Ordinance No. 2018-11 rezoning a 0.172± acre lot more commonly known as 1017 W. Main Street and a 0.4±acre lot more commonly known as 1013 W. Main Street legally described as W.H. Vining #0878, Red River County, Texas. The properties are generally located on the north side of Main Street (Bus. Hwy. 82) between North Spruce and Martin L. King, Jr. Drive.
5. **“PUBLIC HEARING”** – Proposed Zone Change Request from Residential District to Commercial District by Gary Rodriguez on a 0.3± acre lot legally described as W.H. Vining #0878, West Part of Block 22, Dinwiddie Addition, Red River County, Texas. The property is generally located on the north side of Main Street (Bus. Hwy. 82) mid-way between Cherry Street and Vine Street.
6. Discuss and make recommendation regarding Ordinance No. 2018-06 rezoning a 0.3± acre lot more commonly known as 1305 W. Main Street legally described as W.H. Vining #0878, West Part of Block 22, Dinwiddie Addition, Red River County, Texas from Residential District to Commercial District. The property is generally located on the north side of Main Street (Bus. Hwy. 82) mid-way between Cherry Street and Vine Street.
7. **“PUBLIC HEARING”** – Proposed Ordinance No. 2018-07 repealing Sections 34.01 – 34.06 of Chapter 34 entitled “Boards and Commissions” of the City of Clarksville Code of Ordinances as relates to the Planning and Zoning Commission; and amending Ordinance No. 2-21-2006, the same being the Zoning Ordinance, by amending Section II, entitled “Purpose”, Subsection 4.1, entitled “Use of land and buildings” to adopt applicable regulations and to allow such use in certain zoning districts by right and/or by specific use permit for the following land uses: Bed and Breakfast Inn in Central Business District-1 by specific use permit, Tattoo Parlor/Body-Piercing Studio by right in Commercial-1 and Industrial District-1 and in Neighborhood Service-1 by specific use permit, One-Family Dwelling Loft in Central Business District-1 by specific use permit, Arcade (without gambling) in Commercial-1 and in Central Business District-1 by right and Industrial District-1 by specific use permit, Arcade (with gambling) in Commercial-1 and Industrial District-1 by specific use permit, and Kindergarten and Day Care in Residential (R-1, R-2, and R-3), Agricultural-1 and Planned Development-1 Districts by specific use permit; making certain deletions and additions to Section III, entitled “Definitions” to adopt definitions for “Tattoo parlor/body-piercing studio”, “One-family dwelling loft”, and “Arcades”; amending Section VI, entitled “Administration”, to adopt amendments to provide for a Planning and Zoning Commission and adopting regulations regarding authority, membership and organization of the Planning and Zoning Commission; amending Section VII, entitled “Amendment – petitions and limitations”, to adopt amendments to the notification requirements for zoning and text amendments to the Zoning Ordinance; and amending Section VIII, entitled “Violations and Penalties”, to increase the penalties for a violation of the Zoning Ordinance to not exceed the sum of \$2,000.00 per day, per offense, and adopting additional remedies available to the City.
8. Discuss and make recommendation regarding Ordinance No. 2018-07 repealing Sections 34.01 – 34.06 of Chapter 34 entitled “Boards and Commissions” of the City of Clarksville Code of Ordinances as relates to the Planning and Zoning Commission; and amending Ordinance No. 2-21-2006, the same being the Zoning Ordinance, by amending Section II, entitled “Purpose”, Subsection 4.1, entitled “Use of land and buildings” to adopt applicable regulations and to allow such use in certain zoning districts by right and/or by specific use permit for the following land uses: Bed and Breakfast Inn in Central Business District-1 by specific use permit, Tattoo Parlor/Body-Piercing Studio by right in Commercial-1 and Industrial District-1 and in Neighborhood Service-1 by specific use permit, One-Family Dwelling Loft in Central Business District-1 by specific use permit, Arcade (without gambling) in Commercial-1 and in Central Business District-1 by right and Industrial District-1 by specific use permit, Arcade (with gambling) in Commercial-1 and Industrial District-1 by specific use permit, and Kindergarten and Day Care in Residential (R-1, R-2, and R-3), Agricultural-1 and Planned Development-1 Districts by specific use permit; making certain deletions and additions to Section III, entitled “Definitions” to adopt definitions for “Tattoo parlor/body-piercing studio”, “One-family dwelling loft”, and “Arcades”; amending Section VI, entitled

“Administration”, to adopt amendments to provide for a Planning and Zoning Commission and adopting regulations regarding authority, membership and organization of the Planning and Zoning Commission; amending Section VII, entitled “Amendment – petitions and limitations”, to adopt amendments to the notification requirements for zoning and text amendments to the Zoning Ordinance; and amending Section VIII, entitled “Violations and Penalties”, to increase the penalties for a violation of the Zoning Ordinance to not exceed the sum of \$2,000.00 per day, per offense, and adopting additional remedies available to the City.

9. Staff Reports.

10. Consider and act upon topics to be scheduled for a future Planning and Zoning Commission and/or Board of Adjustment meeting. *(The Planning and Zoning Commission is not permitted to take action on or engage in any discussion regarding an item not listed on the agenda. However, this agenda item provides an opportunity for any member of the Planning and Zoning Commission to propose that a topic be scheduled for a future meeting. Upon an item being proposed for discussion, the Planning and Zoning Commission will vote to determine its collective desire to schedule the item for discussion and/or action at a future meeting. A majority vote of the Planning and Zoning Commission is required to schedule an item for discussion and/or action at a future meeting.)*

11. Adjournment.

The Planning and Zoning Commission and/or Board of Adjustment reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the City); §551.072 (discussing purchase, exchange, lease or value of real property); §551.074 (discussing personnel or to hear complaints against personnel); and §551.087 (discussing economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

Persons with disabilities who plan to attend this meeting and who may need assistance or interpretation should contact the office of the City Secretary at 903-427-3834 Ext. 255, two (2) days prior to the meeting so that appropriate arrangements can be made.

Las personas con discapacidad que pretenden asistir a esta reunión y que necesite ayuda o interpretación deben póngase en contacto con la oficina de la Secretaria de la ciudad en 903-427-3834 Ext. 255, 2 dos días antes de la reunión para que se pueden hacer arreglos apropiados.

CERTIFICATION

I certify that the above notice of meeting was posted at the front door of City Hall, 800 W. Main Street, Clarksville, Texas, on June 14, 2018 at 1:55 a.m./p.m.


Shannon Barrentine, City Manager


Witness