

Planning and Zoning
Agenda
October 28, 2019
At 6pm

1. Call to order
2. Review and discuss department reports
3. Items to be considered action\discuss :
 - a. Planning and zoning organization
 - b. Review the building permit for 101 N Pearl
 - c. Review the building permit
 - d. Approve the process of the permit and application
 - e. Review new building permits.

Persons with disabilities who plan to attend this meeting and may need assistance should contact Jamie Davis at 903-989-2237 two days prior to the meeting so that appropriate arrangements can be made This is to certify that I, Jamie Davis posted this agenda on the glass door of the City Hall, Facing outside on October 25, 2019 at 5:24 pm.

Planning and Zoning
Meeting October 21, 2019
At 6pm

Present for the meeting were, Lucy Stringer, Chris Stringer, Melissa Verde, Kelly Jo Burrows. Dustin Whitmire ,and Jamie Davis.

The meeting was brought to order at 6:10 pm

The board discussed changing the building permit, starting the process of setting up the board and who will report to the council on their behalf.

Meetings will occur on a weekly basis Monday's at 6 pm until a process is set up for submitting the building permits and reviewing them.

On the next agenda will be any new building permits, Lew Donaghey' build at 101 N pearl, and creating a new building permit.

Present for the meeting were, Lucy Stringer, Chris Stringer, Melissa Verde, Kelly Jo Burrows, Dustin Whitmire , and Jamie Davis.

1. The meeting was brought to order at 6:00 pm
2. The board will work on getting the organization together. They want all the information that was sent to the council to form the ordinance and the board will review them. By the fourth meeting the board should have a presentation to the council on the organization of the Planning and Zoning Board organization.
3. In the future it will need to be considered which trees will be allowed to be cut down, and the kind of landscaping that will be required.
4. Things to be evaluated are the buildings that are not in code, the ordinances, zoning, and the buildings that are grandfathered in.
5. Blue Bonnet Meat Market will need a variance to be operating in a residential area.
6. TABC will insure that all businesses are in compliance with the state laws.
7. The building inspectors will make that all codes are followed.
8. Lew Donaghey will need to fill out the new commercial permit.
9. 311 HWY 69 Cheryl Hanes will need to fill out the new commercial building permit.
10. Dustin Whitmire moved to pass the building permit for Lew Donaghey at 101 N Pearl, Kelly Jo Burrows seconded. The motion was tabled until the new permit is filled out.
11. On the new permit:
 - a. removed the provider,
 - b. label forms
 - c. have the revised date on it
 - d. add a spot for office only and approval

Having no further business the meeting was closed at 7:33 pm

City of Trenton
Agenda
November 4 , 2019
At 6pm

1. Call to order
2. Approve the minutes from Oct 21 and Oct 28, 2019.
3. Items to be considered action\discuss :
 - a. Discussion/Review new building permit form
 - b. Discussion/Review the building permit for 101 N Pearl
 - c. Discussion/Review the building permit for 311 Hwy 69
 - d. Discussion/Review new building permits
 - e. Discussion/Review Planning and zoning organization.
 - f. Discussion short term and long term topics to address.

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Present for the meeting were, Lucy Stringer, Chris Stringer, Melissa Verde, Kelly Jo Burrows, Jennie Kitching and Jamie Davis.

1. The meeting was brought to order at 6:00 pm
2. Jennie Kitching moved to approve the minutes from October 21, 2019. Lucy Stringer seconded and it was approved by a majority vote.
3. Jennie Kitching moved to approve the minutes from October 28, 2019 with the following changes; item 2 delete organization, Item 7 add will make certain, item 10 pass changes to approve application, Change the date to October 28, 2019, item 11 add permit application. Lucy Stringer seconded and it was approved by a majority vote.
4. Building permit for 101 N Pearl; the more detailed plans were provided and the new building permit was filled out with the needed information. Jennie Kitching moved to approve the application for the 101 N Pearl. Lucy Stringer seconded and it was approved by a majority vote.
5. The building permit application process was discussed and the procedure could possibly be: Application is received; all the materials have been submitted and then sent to Chris for review.
6. The building permit would need the following changes:
 - a. Move all the signatures to the check list page
 - b. Add site plan and move the appropriate items below it.
7. The P&Z board would like to have a form that would discuss what kind of business and where it would be. In order to be sure this would be meeting the ordinances.
8. The board would also to look into the short and long term goals:
 - a. Conflict of interest in building inspections
 - b. List of Buildings that need to be inspected
 - c. Criteria for building applications (i.e. remodel, driveways)
 - d. Form Needed for P&Z review
 - e. Buildings to be grandfathered in and rezoning.
 - f. These items will be put on the agenda for every meeting until it is completed or it is decided the board does not need to work on the item.
9. Kelly Jo Burrows moved to approve the building permit for 311 HWY 69, pending the drawings are received and reviewed. Jennie Kitching seconded and it was approved by a majority vote.
10. Chris Stringer moved to adjourn the meeting at 7:17 pm. Melissa Verde seconded and it was approved by a majority vote.

Planning and Zoning Board
Meeting November 4, 2019
At 6pm

Present for the meeting were, Lucy Stringer, Chris Stringer, Dustin Whitmire, Kelly Jo Burrows, Jennie Kitching and Jamie Davis.

1. The meeting was brought to order at 6:00 pm
2. Jennie Kitching moved to approve the minutes from November 4, 2019 minutes with the following amendments: item 3 add Kelly Jo Burrows to the committee. Item 5 change to be in compliance with city ordinances and board will facilitate request for variance. Kelly Jo Burrows seconded and it was approved by a majority vote.
3. There were no new building permits.
4. The organization document was reviewed and the recommended changes will be made and brought back to the board for approval.
5. The edited building permit will be used and then changes will be made as needed.
6. The next meeting will be January 13, 2020 at 6pm.
7. Having no further business the meeting was adjourned at 8pm.

Planning and Zoning
Agenda
November 18, 2019
At 6pm

1. Call to order
2. Approve the minutes from November 4, 2019.
3. Items to be considered action\discuss :
 - a. Discussion/Review: Planning and zoning organization.
 - b. Discussion/Review :new building permit form
 - c. Discussion/Review: the building permit for 311 Hwy 69
 - d. Discussion/Review: new building permits
 - e. Discussion short term and long term topics to address.
 - i. Conflict of interest in building inspections
 - ii. List of Buildings that need to be inspected
 - iii. Criteria for building applications (ie. Remodel, driveways)
 - iv. Form Needed for P&Z review
 - v. Buildings to be grandfathered in and rezoning.

Persons with disabilities who plan to attend this meeting and may need assistance should contact Jamie Davis at 903-989-2237 two days prior to the meeting so that appropriate arrangements can be made This is to certify that I, Jamie Davis posted this agenda on the glass door of the City Hall, Facing outside on November 12, 2019 at 5:24 pm.

Planning and Zoning
Meeting November 18, 2019
At 6pm

Present for the meeting were, Lucy Stringer, Jeanie Kitching, Chris Stringer, Melissa Verde, Kelly Jo Burrows. Dustin Whitmire, and Jamie Davis.

1. The meeting was brought to order at 6:02 pm.
2. Jeanie Kitching moved to approve the minutes from November 4, 2019. With the following amendments: item 4# Chris Stringer abstained, item 8# identified short and long term goals.
3. Lucy Stringer and Melissa Verde will work together to write the mission statement, form the organization of the group, procedures and policy.
4. Chris Stringer will update the building permit.
5. The following businesses will need to get a zoning variance to continue to operate; BlueBonnet meat market, Green Gables, Wayne Jones, Anderson Trucking, Pro Tax Services.

Having no further business the meeting was closed at 7:45 pm

City of Trenton
Agenda
December 9, 2019
At 6pm

1. Call to order
2. Approve the minutes from November 18, 2019.
3. Items to be considered action\discuss :
 - a. Discussion/Review new building permit form
 - b. Discussion/Review the building permit for 311 Hwy 69
 - c. Discussion/Review new building permits
 - d. Discussion/Review Organization of the board
 - e. Discussion/Review zoning map
 - f. Discussion/Review Planning and zoning organization.
 - g. Discussion short term and long term topics to address.
 - i. Building inspectors
 - ii. Building and zoning ordinance
 - iii. Zoning maps
 - iv. Architectural standards

Persons with disabilities who plan to attend this meeting and may need assistance should contact Jamie Davis at 903-989-2237 two days prior to the meeting so that appropriate arrangements can be made This is to certify that I, Jamie Davis posted this agenda on the glass door of the City Hall, Facing outside on December 6 , 2019 at 3:00 pm.

Present for the meeting were Lucy Stringer, Chris Stringer, Melissa Verde, Kelly Jo Burrows, Dustin Whitmire, Jennie Kitching, Lindsey Walker, Trey Hamilton, and Jamie Davis.

1. Jennie Kitching moved to approve the minutes from February 24, 2020. Kelly Jo Burrows seconded and it was approved by a majority vote.
2. Jennie Kitching moved to approve the minutes from October 27, 2020. Kelly Jo Burrows seconded and it was approved by a majority vote.
3. There are no building permits to review.
4. Review and discuss the road bore under Hwy 121; Economic Development A said that they will contribute \$40,000 for the road bore to allow for the property on Hwy 69 to gain access to water.
 - o Lucy Stringer moved to suggest to the City Council to approve the road bore. Melissa Verde seconded and it was approved by a majority vote.
5. Review and discuss the sub-division being built on County Road 4415 by Trey Hamilton.
 - o Jennie Kitching moved to suggest to the City Council to consider the annexation of the property and moved forward with supplying them with water. Kelly Jo Burrows seconded and it was approved by a majority vote.
6. Review and discuss the secondary residency on the square; Shari Trusty is in process of purchasing the property at the corner of Hamilton and N Pearl for a wine tasting venue, and they are requesting to make the second floor an area the vendors can stay at for the weekend they are hosting. The board will look at the current ordinance to see what would have to be amended or they could ask for a variance with the direct relationship to the business with a limited occupancy.

Having no further business, the meeting was adjourned.

Planning and Zoning
Agenda
January 13, 2020
At 6pm

1. Call to order
2. Approve the minutes from the previous meeting
3. Items to be considered action\discuss :
 - a. Discussion/Review new building permits or building request.
 - b. Discussion/Review Planning and zoning organization.
 - c. Discussion/Review Organization of the board, and appoint chairs.
 - d. Discussion/Review zoning map
 - e. Discussion short term and long term topics to address.
 - i. Building inspectors
 - ii. Building and zoning ordinance
 - iii. Zoning maps
 - iv. Architectural standards

Persons with disabilities who plan to attend this meeting and may need assistance should contact Jamie Davis at 903-989-2237 two days prior to the meeting so that appropriate arrangements can be made This is to certify that I, Jamie Davis posted this agenda on the glass door of the City Hall, Facing outside on January 10, 2020 at 3:00 pm.

Planning and Zoning Board
Meeting January 13, 2020
At 6pm

Present for the meeting were, Lucy Stringer, Chris Stringer, Dustin Whitmire, Kelly Jo Burrows, Jennie Kitching, Melissa Verde and Jamie Davis.

1. The meeting was brought to order at 6:04 pm
2. Jennie Kitching moved to approve the minutes from December 9, 2019 minutes, Kelly Jo Burrows seconded and it was approved by a majority vote.
3. Bobby Pankukk may request an aerobic system, depending what is needed to install the sewer system.
4. The board worked on forming the organization, once it is finalized then it will be submitted to the City Council.
5. Having no further business the meeting was adjourned at 7:38 pm.

The minutes were passed and approved February 3, 2020.

Planning and Zoning
Agenda
February 3, 2020
At 6pm

1. Call to order
2. Approve the minutes from the previous meeting
3. Items to be considered action\discuss :
 - a. Discussion/Review new building permits or building request.
 - b. Discussion/Review Planning and zoning organization.
 - c. Discussion/Review Organization of the board, and appoint chairs.
 - d. Discussion short term and long term topics to address.

Persons with disabilities who plan to attend this meeting and may need assistance should contact Jamie Davis at 903-989-2237 two days prior to the meeting so that appropriate arrangements can be made This is to certify that I, Jamie Davis posted this agenda on the glass door of the City Hall, Facing outside on January 31, 2020 at 3:00 pm.

Planning and Zoning
Agenda
February 24, 2020
At 6pm

1. Call to order
2. Approve the minutes from the previous meeting
3. Items to be considered action\discuss :
 - a. Discussion/Review new building permits or building request.
 - b. Discussion/Review Planning and zoning organization.
 - c. Discussion/Review Organization of the board, and appoint chairs.
 - d. Discussion/Review zoning map
 - e. Discussion short term and long term topics to address.
 - i. Building and zoning ordinance
 - ii. Zoning maps
 - iii. Architectural standards

Persons with disabilities who plan to attend this meeting and may need assistance should contact Jamie Davis at 903-989-2237 two days prior to the meeting so that appropriate arrangements can be made This is to certify that I, Jamie Davis posted this agenda on the glass door of the City Hall, Facing outside on February 21 , 2020 at 3:00 pm.

Planning and Zoning Board
Meeting February 24, 2020
At 6pm

Present for the meeting were, Lucy Stringer, Chris Stringer, Dustin Whitmire, Kelly Jo Burrows, Jennie Kitching, Melissa Verde and Jamie Davis.

1. The meeting was brought to order at 6:06 pm
2. Jennie Kitching moved to approve the minutes from January 13, 2020 minutes, Melissa Verde seconded and it was approved by a majority vote.
3. There are no new permits to review.
4. Jennie Kitching moved to approve the policy statement with the correction of Board Member responsibility statement and make the document numerical. Melissa Verde seconded and it was approved by a majority vote.
5. Jennie Kitching moved to appoint Chris Stringer as chair, Dustin Whitmire seconded and it was approved by a majority vote.
6. Lucy Stringer moved to appoint Jennie Kitching as Vice-chair, Kelly Jo Burrows seconded and it was approved by a majority vote.
7. The board will work on:
 - a. Getting an accurate map.
 - b. Reviewing and correcting zoning ordinance
8. Having no further business the meeting was adjourned at 6:52 pm.

The minutes were passed and approved December 21, 2020.

Planning and Zoning
Agenda
September 14, 2020
At 6pm

1. Call to order
2. Approve the minutes from the previous meeting
3. Items to be considered action\discuss :
 - a. Discussion/Review new building permits or building request.
 - b. Discussion/Review A road bore under HWY 121 from the water well on Washington Street
 - c. Discussion/Review The subdivision being built off of County Road 4450 by Trey Hamilton
 - d. Discussion/Review Secondary Residency on the Square
 - e. ***Persons with disabilities who plan to attend this meeting and may need assistance should contact Jamie Davis at 903-989-2237 two days prior to the meeting so that appropriate arrangements can be made This is to certify that I, Jamie Davis posted this agenda on the glass door of the City Hall, Facing outside on September 11 , 2020 at 3:00 pm.***

Planning and Zoning Board
Meeting October 27, 2020
At 6pm

Present for the meeting were, Lucy Stringer, Chris Stringer, Jennie Kitching, Melissa Verde, Eddy Daniels, Aaron Moorland and Jamie Davis.

1. The meeting was brought to order at 6:00 pm
2. There are no new permits to review.
3. Aaron Mooreland and Eddy Daniels discussed the road bore from Washington Street, under Hwy 121 to service water to Hwy 69. No action was taken
4. The board members discussed the new housing development Trey Hamilton is building and what utilities the City will need to provide to them. No action was taken
5. Having no further business the meeting was adjourned at 7:30 pm.

The minutes were passed and approved December 21, 2020.

Planning and Zoning
Agenda
October 27, 2020
At 6pm

1. Call to order
2. Approve the minutes from the previous meeting
3. Items to be considered action\discuss :
 - a. Discussion/Review new building permits or building request.
 - b. Discussion/Review A road bore under HWY 121 from the water well on Washington Street
 - c. Discussion/Review The subdivision being built off of County Road 4450 by Trey Hamilton
 - d. Discussion/Review Secondary Residency on the Square
 - e. Discussion/Review Residential builds on Sunnyside Drive.
 - f. ***Persons with disabilities who plan to attend this meeting and may need assistance should contact Jamie Davis at 903-989-2237 two days prior to the meeting so that appropriate arrangements can be made This is to certify that I, Jamie Davis posted this agenda on the glass door of the City Hall, Facing outside on October 23 , 2020 at 3:00 pm.***

Planning and Zoning
Agenda
December 21, 2020
At 6pm

1. Call to order
2. Approve the minutes from the previous meeting; February 24, 2020 and October 27, 2020
3. Items to be considered action\discuss :
 - a. Discussion/Review new building permits or building request.
 - b. Discussion/Review A road bore under HWY 121 from the water well on Washington Street
 - c. Discussion/Review The subdivision being built off of County Road 4450 by Trey Hamilton
 - d. Discussion/Review Secondary Residency on the Square
 - e. ***Persons with disabilities who plan to attend this meeting and may need assistance should contact Jamie Davis at 903-989-2237 two days prior to the meeting so that appropriate arrangements can be made This is to certify that I, Jamie Davis posted this agenda on the glass door of the City Hall, Facing outside on December 18 , 2020 at 3:00 pm.***

Planning and Zoning
Agenda
May 13, 2021
At 6pm

1. Call to order
2. Approve the minutes from the previous meeting
3. Items to be considered action\discuss :
 - a. Discussion/Review Variance for 100 Daisey
 - b. Discussion/Review Zone Change for 604 E Saunders
 - c. Discussion/Review New build at 104 4th street.
 - d. ***Persons with disabilities who plan to attend this meeting and may need assistance should contact Jamie Davis at 903-989-2237 two days prior to the meeting so that appropriate arrangements can be made This is to certify that I, Jamie Davis posted this agenda on the glass door of the City Hall, Facing outside on May 10, 2021 at 3:00 pm.***

Planning and Zoning Minutes
Meeting May 13, 2021
At 6pm

Present for the meeting were Lucy Stringer, Chris Stringer, Melissa Verde, Kelly Jo Burrows, Dustin Whitmire, Jennie Kitching, and Jamie Davis.

1. Meeting was brought to order by Chris Stringer at 6:01 p.m.
2. Jennie Kitching moved to approve the minutes from October 20, 2020. Lucy Stringer seconded and it was approved by a majority vote.
3. Dustin Whitmire moved to recommend approval of the variance at 100 Daisy for John Orozco to use the residence as a Bed and Breakfast. Lucy Stringer seconded and it was approved by a majority vote.
4. Dustin Whitmire moved to recommend approval for the zone change request by Stacey Walls for 604 E Saunders. Kelly Jo Burrows seconded and it was approved by a majority vote.
5. Trey Hamilton is not moving forward with connecting to the City of Trenton's water supply.
6. Austin Goode is considering putting RV's or mobile homes on sunny side driver.
7. Having no further business Jeannie Kitching moved to adjourned, Kelly Jo Burrows seconded and it was approved by a majority vote.

Planning and Zoning
Agenda
June 1, 2021
At 6pm

1. Call to order
2. Approve the minutes from the previous meeting
3. Items to be considered action\discuss :
 - a. Discussion/Review Zone change and platting for approximately 23.58 acres of A0849S Nunalle 130.544 acres, parcel 81070.
 - b. ***Persons with disabilities who plan to attend this meeting and may need assistance should contact Jamie Davis at 903-989-2237 two days prior to the meeting so that appropriate arrangements can be made This is to certify that I, Jamie Davis posted this agenda on the glass door of the City Hall, Facing outside on May 26, 2021 at 3:00 pm.***

Planning and Zoning
Agenda
June 8, 2021
At 6pm

1. Call to order
2. Approve the minutes from the previous meeting
3. Items to be considered action\discuss :
 - a. Discussion/Review Zone change and platting for approximately 23.58 acres of A0849S Nunalle 130.544 acres, parcel 81070.
 - b.
 - c. ***Persons with disabilities who plan to attend this meeting and may need assistance should contact Jamie Davis at 903-989-2237 two days prior to the meeting so that appropriate arrangements can be made This is to certify that I, Jamie Davis posted this agenda on the glass door of the City Hall, Facing outside on June 4, 2021 at 3:00 pm.***

Planning and Zoning Minutes
Meeting June 8, 2021
At 6pm

Present for the meeting were Lucy Stringer, Chris Stringer, Melissa Verde, Kelly Jo Burrows, Dustin Whitmire, Jennie Kitching, Elisha Stufflebean, Lisa Potts, David Potts, Todd Winters and Jamie Davis.

1. Meeting was brought to order by Chris Stringer at 6:00 p.m.
2. Jennie Kitching moved to approve the minutes from May 13, 2021. Kelly Jo Burrows seconded and it was approved by a majority vote.
 - a. The board discussed the proposal of the subdivision and the zone change of approximately 23.58 acres of A0849S Nunalle 130.544 acres, parcel 81070. The Board would like to see more than one access to East Saunders. Letters have been sent to the citizens with the public hearings are June 30th and July 7th at 6pm.
3. Dustin Whitmire moved to accept the proposed zone change and the proposed PDR1 plan development. Kelly Jo Burrows seconded and it was approved by a vote of 4 for and 1 against.
4. Having no further business the meeting was adjourned at 6:39 pm

Planning and Zoning
Agenda
June 30, 2021
At 6pm

1. Call to order
2. Public Hearing for Zone change and platting for approximately 23.58 acres of A0849S Nunalle 130.544 acres, parcel 81070.
3. Approve the minutes from the previous meeting
4. Items to be considered action\discuss :
 - a. Discussion/Review Zone change and platting for approximately 23.58 acres of A0849S Nunalle 130.544 acres, parcel 81070. Issue a final report to be given to the City Council.
 - b. Discussion/Review Ordinance 550 PDR1
 - c. Discussion/ Review The variance for the 8 ft fence at 104 Fourth Street
 - d. ***Persons with disabilities who plan to attend this meeting and may need assistance should contact Jamie Davis at 903-989-2237 two days prior to the meeting so that appropriate arrangements can be made This is to certify that I, Jamie Davis posted this agenda on the glass door of the City Hall, Facing outside on June 17, 2021 at 3:00 pm.***