



City of Whitehouse

**PLANNING &
ZONING
PACKET**



PLANNING AND ZONING COMMISSION MEETING AGENDA

January 16, 2018 – 6:00 p.m.
Whitehouse City Council Chambers
311 East Main Street
Whitehouse, Texas 75791

Citizens may address the Commission regarding any posted agenda item by filling out a speakers' card prior to the item being called. These presentations shall be limited to three minutes. The Chairperson, at his/her discretion, may reasonably extend the time limit.

A. CALL TO ORDER AND ROLL CALL

B. PRAYER –Chairman Briscoe

C. PLEDGE OF ALLEGIANCE –Chairman Briscoe

D. COMMUNITY INTEREST

This section of the agenda shall allow any member of the Commission, or the City Manager the opportunity to discuss minor, non-action items such as recognitions, scheduling, and upcoming civic events that are not listed on this agenda and which require no action by the Commission.

E. PUBLIC FORUM

Citizens have an opportunity to address the Commission, which has no obligation to respond in any manner to comments or questions asked of them by the speaker. Any response by a member of the Commission is limited by Texas Law to a statement of specific factual information, a recitation of existing policy, or a proposal to place the subject on the agenda for a future Commission meeting.

F. CONSIDERATION OF MINUTES –December 21, 2017 meeting

G. OTHER ACTION ITEMS / PUBLIC HEARING

1. Preliminary Plat – Sunny Meadows
2. Subdivision Guidelines Review and Discussion
3. Commission Goals

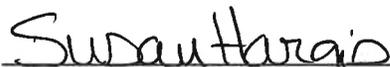
H. ADMINISTRATIVE REPORTS

1. Receive reports from Staff

I. ADJOURN

Posted City Hall Bulletin Board:

Date: 1.12.18



Susan Hargis - City Secretary

Minutes



PLANNING AND ZONING COMMISSION MEETING AGENDA

December 21, 2017 – 6:00 p.m.
Whitehouse City Council Chambers
311 East Main Street
Whitehouse, Texas 75791

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A. CALL TO ORDER AND ROLL CALL

06:00:01 PM (00:00:50)

Committee Chair - Zack Briscoe: Present
Committee Member - Lisa Gardiner: Present
Committee Member - David Wright: Present
Committee Member - Johnny Lathrop: Present
Committee Member - Jeremy Black: Present
Committee Member - Daniel Turner: Absent
Committee Member - James Andrew Carter: Present

A quorum was present.

B. PRAYER –Chairman Briscoe

David Wright gave the invocation

C. PLEDGE OF ALLEGIANCE –Chairman Briscoe

Chairman Briscoe led the Pledge of Allegiance.

D. COMMUNITY INTEREST

This section of the agenda shall allow any member of the Commission, or the City Manager the opportunity to discuss minor, non-action items such as recognitions, scheduling, and upcoming civic events that are not listed on this agenda and which require no action by the Commission.

1. Christmas Closing
2. Joint Meeting with Council on January 11 at the The REC at 7p.m.

E. PUBLIC FORUM

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No one spoke at this time.

- F. CONSIDERATION OF MINUTES** –November 21, 2017 meeting 
- [Committee Member - Lisa Gardiner: Motion to approve the minutes.](#)
[Committee Member - David Wright: 2nd the motion.](#)
[Committee Chair - Zack Briscoe: Approve](#)
[Committee Member - Lisa Gardiner: Approve](#)
[Committee Member - David Wright: Approve](#)
[Committee Member - Johnny Lathrop: Approve](#)
[Committee Member - Jeremy Black: Approve](#)
[Committee Member - Daniel Turner: Absent](#)
[Committee Member - James Andrew Carter: Approve](#)
- Motion approved.

G. OTHER ACTION ITEMS / PUBLIC HEARING

[06:02:41 PM \(00:03:31\)](#)

- [1.](#) 211 Pecos Drive, Variance Request – Public Hearing / Approval or Denial    

[06:02:54 PM \(00:03:43\)](#)

Chairman Briscoe closed the regular meeting and opened the public hearing.
Don Bammes, property owner, addressed the Commission about a variance to allow a storage shed.

[06:10:54 PM \(00:11:43\)](#)

Chairman Briscoe closed the public hearing and reopened the regular hearing.
Commission does not feel this meets the requirements to grant a variance. Mr. Bammes asked what the drainage easement means and Mr. Smith explained the point of the drainage easement.

[Committee Member - James Andrew Carter: Motion to deny the variance.](#)
[Committee Member - Johnny Lathrop: 2nd](#)
[Committee Chair - Zack Briscoe: Approve](#)
[Committee Member - Lisa Gardiner: Approve](#)
[Committee Member - David Wright: Approve](#)
[Committee Member - Johnny Lathrop: Approve](#)
[Committee Member - Jeremy Black: Approve](#)
[Committee Member - Daniel Turner: Absent](#)
[Committee Member - James Andrew Carter: Approve](#)

Motion approved.

- [2.](#) Subdivision Guidelines Review and Discussion

Mr. Smith explained that he believes the next step should be to have an engineering firm review the proposed guidelines.

- [3.](#) 301 & 303 W. Main – Consignment Vehicle Lot

[06:17:05 PM \(00:17:55\)](#)

Ronnie Berryhill, 1603 Crystal Cove addressed the Commission about the possibility of a consignment vehicle lot. Commission would be in favor of looking at this project more closely.

H. ADMINISTRATIVE REPORTS

1. Receive reports from Staff

Mr. Smith explained the joint meeting with Council will be a time to talk about the comp plan and any other issue the Commission feels is important.

I. ADJOURN

Committee Member - Johnny Lathrop: Motion to move.

Committee Member - David Wright: 2nd

Committee Chair - Zack Briscoe: Approve

Committee Member - Lisa Gardiner: Approve

Committee Member - David Wright: Approve

Committee Member - Johnny Lathrop: Approve

Committee Member - Jeremy Black: Approve

Committee Member - Daniel Turner: Absent

Committee Member - James Andrew Carter: Approve

Meeting adjourned at 6:58 p.m.

Zack Briscoe, Chair

ATTEST:

Susan Hargis, City Secretary



City of Whitehouse
P. O. Box 776
Whitehouse, TX 75791
(903) 839-4914
(903) 839-4915 fax

PLAT APPLICATION

AUTHORIZATION OF AGENT

Survey / Engineering Firm: KNIFFIN SURVEYORS Phone: 903-593-1014
Agent Name: CRUSE SADDUTH Phone: _____
Signature: *Cruse Sadduth* Email: cruse@kssurveyors.com

Owner(s) Name: Random Road properties
Phone: 903-245-4961 Email: Trav Hill Services @ yahoo . com

[Signature] _____ Date: 1-11-18
Owner(s) Signature

APPLICATION

A. Requesting: (One Check per Application)
 Preliminary Plat
 Final Plat*
 Re-subdivision Plat
 Plat Vacation
*If Final Plat: Was Preliminary Plat done? _____ When? _____

B. Description & Location of Property:
Lot(s), Block(s) and Subdivision Name (required): _____
Property Address of Subject Location (if available): _____
Is subject property located (check only one): Inside City Limits ETJ

C. Current Zoning of Subject Property (if inside the City Limits of the City of Whitehouse)
Classification: _____ Overlay (If Applicable): _____
Is the subject property also being considered for any of the following?
 Rezone Request
 Variance Request
 SUP Application
 No

D. Explain, in detail, the purpose of this plat:

E. Waiver(s) Requested: Yes No

Variances will be heard by Planning and Zoning and City Council. Submit a completed Variance Application with this application; this is required before a variance will be considered.

OFFICE USE ONLY

Plat Application Received: 1.11.18 SH

Plat Application Filing Fee Received: _____

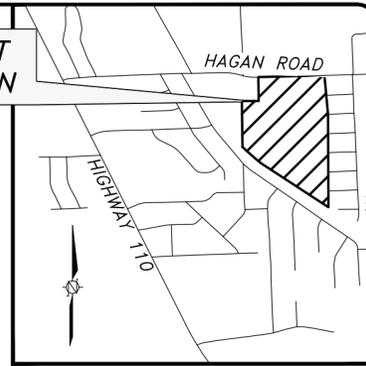
BEARINGS ARE BASED ON THE MONUMENTED NORTH LINE OF A TRACT DEEDED TO LLOYD STEVENS ON MARCH 11TH, 1955, AND RECORDED IN VOLUME 796, PAGE 592 OF THE DEED RECORDS OF SMITH COUNTY, TEXAS.

THE SUBJECT PROPERTY IS WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAPS.

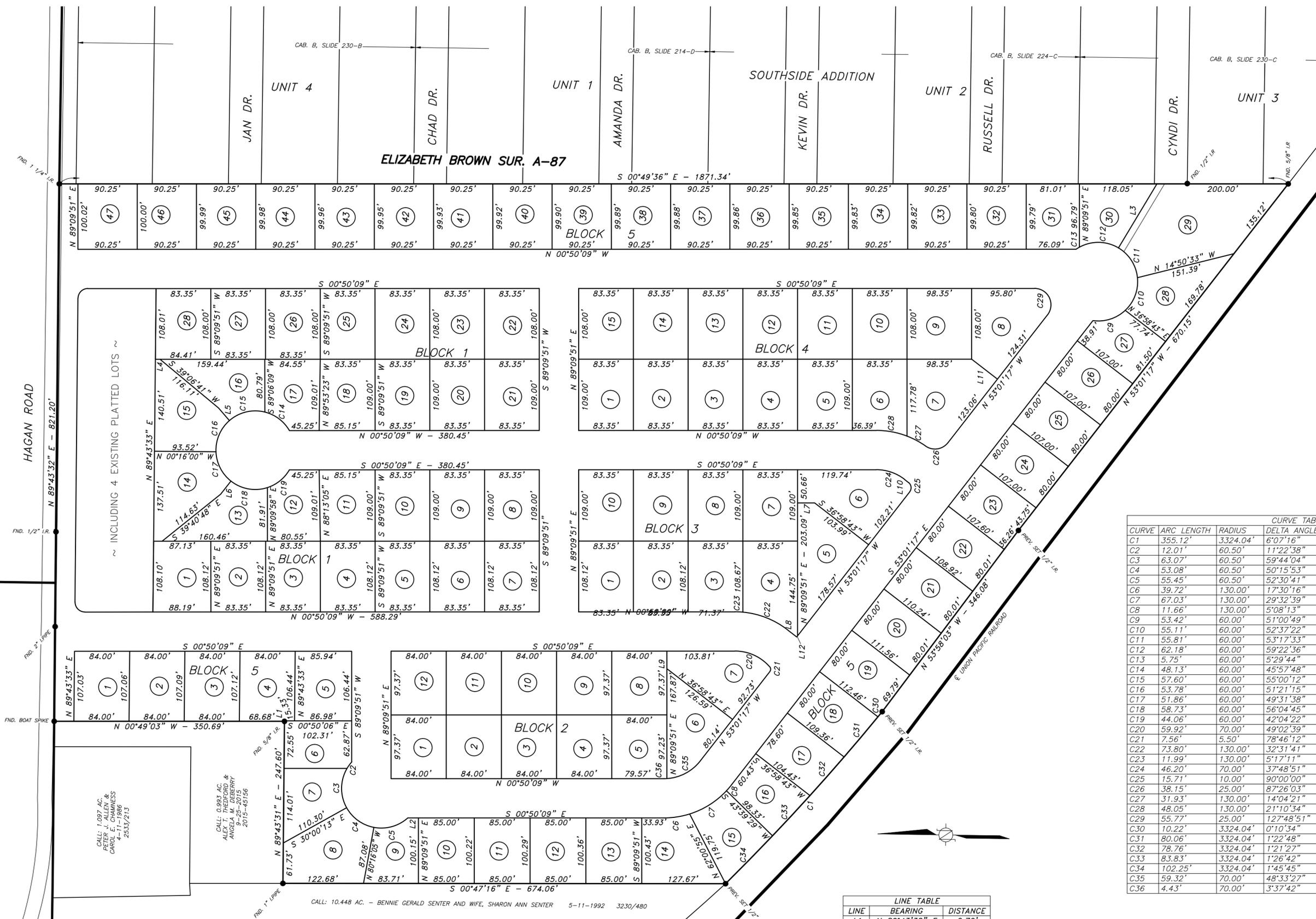
"NOTICE - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS."

SEE PANEL 48423C0505C, DATED SEPTEMBER 26, 2008.

PROJECT LOCATION



VICINITY MAP (NO SCALE)



| CURVE TABLE | | | | | |
|-------------|------------|----------|-------------|---------------|--------------|
| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C1 | 355.12' | 3324.04' | 6°07'16" | S 48°36'31" E | 354.95' |
| C2 | 12.01' | 60.50' | 11°22'38" | N 54°34'50" W | 11.99' |
| C3 | 63.07' | 60.50' | 59°44'04" | S 89°51'49" W | 60.26' |
| C4 | 53.08' | 60.50' | 50°15'53" | S 34°51'51" W | 51.39' |
| C5 | 55.45' | 60.50' | 52°30'41" | S 16°31'26" E | 53.53' |
| C6 | 39.72' | 130.00' | 17°30'16" | S 09°35'17" E | 39.56' |
| C7 | 67.03' | 130.00' | 29°32'39" | S 33°06'45" E | 66.29' |
| C8 | 11.66' | 130.00' | 5°08'13" | S 50°27'11" E | 11.65' |
| C9 | 53.42' | 60.00' | 51°00'49" | S 18°31'42" E | 51.67' |
| C10 | 55.11' | 60.00' | 52°37'22" | S 70°20'47" E | 53.19' |
| C11 | 55.81' | 60.00' | 53°17'33" | N 56°41'45" E | 53.82' |
| C12 | 62.18' | 60.00' | 59°22'36" | N 00°21'41" E | 59.43' |
| C13 | 5.75' | 60.00' | 5°29'44" | N 32°04'29" W | 5.75' |
| C14 | 48.13' | 60.00' | 45°57'48" | N 36°10'57" E | 46.85' |
| C15 | 57.60' | 60.00' | 55°00'12" | N 14°18'03" W | 55.41' |
| C16 | 53.78' | 60.00' | 51°21'15" | N 67°28'47" W | 52.00' |
| C17 | 51.86' | 60.00' | 49°31'38" | S 62°04'47" W | 50.26' |
| C18 | 58.73' | 60.00' | 56°04'45" | S 09°16'36" W | 56.41' |
| C19 | 44.06' | 60.00' | 42°04'22" | S 39°47'58" E | 43.08' |
| C20 | 59.92' | 70.00' | 49°02'39" | S 23°41'11" W | 58.11' |
| C21 | 7.56' | 5.50' | 78°46'12" | S 87°35'37" W | 6.98' |
| C22 | 73.80' | 130.00' | 32°31'41" | N 20°42'52" E | 72.82' |
| C23 | 11.99' | 130.00' | 5°12'11" | N 01°48'27" E | 11.99' |
| C24 | 46.20' | 70.00' | 37°48'51" | S 18°04'17" W | 45.36' |
| C25 | 15.71' | 10.00' | 90°00'00" | S 81°58'43" W | 14.14' |
| C26 | 38.15' | 25.00' | 87°26'03" | N 09°18'16" W | 34.55' |
| C27 | 31.93' | 130.00' | 14°04'21" | N 27°22'35" E | 31.85' |
| C28 | 48.05' | 130.00' | 21°10'34" | N 09°45'08" E | 47.77' |
| C29 | 55.77' | 25.00' | 127°48'51" | S 63°04'17" W | 44.90' |
| C30 | 10.22' | 3324.04' | 0°10'34" | N 51°34'52" W | 10.22' |
| C31 | 80.06' | 3324.04' | 1°22'48" | N 50°48'11" W | 80.06' |
| C32 | 78.76' | 3324.04' | 1°21'27" | N 49°26'03" W | 78.75' |
| C33 | 83.83' | 3324.04' | 1°26'42" | N 48°01'59" W | 83.83' |
| C34 | 102.25' | 3324.04' | 1°45'45" | N 46°25'45" W | 102.25' |
| C35 | 59.32' | 70.00' | 48°33'27" | N 28°44'34" W | 57.56' |
| C36 | 4.43' | 70.00' | 3°37'42" | N 02°39'00" W | 4.43' |

| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N 89°43'32" E | 0.70' |
| L2 | S 00°50'09" E | 16.20' |
| L3 | N 59°57'01" W | 114.21' |
| L4 | S 00°50'09" E | 7.12' |
| L5 | S 48°11'51" W | 25.35' |
| L6 | N 52°41'01" W | 25.33' |
| L7 | S 00°50'09" E | 25.97' |
| L8 | N 36°58'43" E | 18.06' |
| L9 | N 89°09'51" E | 26.74' |
| L10 | S 36°58'43" W | 8.06' |
| L11 | S 36°58'43" W | 49.80' |

PREPARED BY:
KNIFFIN SURVEYORS
 LAND SURVEYING - CIVIL ENGINEERING
 FIRM# 100581-00 SURVEYING
 FIRM# F-10785 ENGINEERING

LEGEND
 ——— BOUNDARY LINE
 - - - - ADJOINING BOUNDARY
 ——— ROAD
 ○ SET 1/2" I.R.

OWNER
 RANDOM ROAD PROPERTIES LLC
 15327 COUNTY ROAD 2123
 WHITEHOUSE, TX 75791

23.602 AC. IN ONE HUNDRED TWELVE LOTS
 12.236 AC. IN ROAD RIGHT-OF-WAYS

PRELIMINARY PLAT
 SUNNY MEADOWS ADDITION
 SHOWING
 PART OF THE ELIZABETH BROWN SUR. A-87
 SMITH COUNTY, TEXAS



