



PLANNING AND ZONING REGULAR MEETING

THE STATE OF TEXAS §
COUNTY OF GRAYSON §

TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN in accordance with order of the Office of the Governor issued March 16, 2020, the City of Bells Planning and Zoning Commission will conduct a Regular Meeting scheduled at 6:00 p.m. on Tuesday, April 27, 2021, located at Bells City Hall, 203 S. Broadway, Bells, Texas by telephone or video conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19) in accordance with Section 418.016 of the Texas Government Code.

This Notice and Meeting Agenda will be posted online at www.cityofbells.org.

Videoconferencing capabilities will be utilized to allow individuals to address the Commission. The public will be permitted to offer public comments electronically, via chat, as provided by the agenda and as permitted by the presiding officer during the meeting. The meeting is hosted through Zoom. Citizens may join the Zoom meeting by visiting the city’s website at www.cityofbells.org to retrieve the URL by the date and time of the meeting.

The meeting will be recorded and uploaded to the City website following the conclusion of the meeting within 24 hours.

AGENDA

1. Call to Order

2.

Public Hearing

For the purpose of a zoning change request by Korey Kennedy at 107 S. Branch St, in the City of Bells, Grayson County, Texas as shown as being a track of land known as: Property ID #138392, Geo ID #B0025554068 Duganville, Block 7, Lot 15, 16 & 17, acres 0.482, by the Grayson County Appraisal District presently zoned as Single Family, requesting a zoning change to Multiple Family Residential for the purpose of converting a single-family dwelling into three rental units.

A. Citizens Comments

B. Commissioners Comments

Action Items

3. Consider and act on Resolution PZ 04272021 for the City Council on a zoning change request by Korey Kennedy at 107 S. Branch St, in the City of Bells, Grayson County, Texas as shown as being a track of land known as: Property ID #138392, Geo ID #B0025554068 Duganville, Block 7, Lot 15, 16 & 17, acres 0.482, by the Grayson County Appraisal District presently zoned as Single Family, requesting a zoning change to Multiple Family Residential for the purpose of converting a single family dwelling into three rental units.

4.

Public Hearing

For the purpose of a specific use request by Rhonda Chumley at 308 E. Bells Blvd, in the City of Bells, Grayson County, Texas as shown as being a track of land known as: Property ID #138283, Geo ID #G-0270 Crawford James, acres 9.419, by the Grayson County Appraisal District presently zoned as Single Family, requesting a specific use to Single Family Residential for the purpose of putting a manufactured home on property.

A. Citizens Comments

B. Commissioners Comments

Action Items

- 5. Consider and act on Resolution PZ 04272021A for the City Council on a specific use request by Rhonda Chumley at 308 E. Bells Blvd, in the City of Bells, Grayson County, Texas as shown as being a track of land known as: Property ID #138283, Geo ID #G-0270 Crawford James, acres 9.419, by the Grayson County Appraisal District presently zoned as Single Family, requesting a specific use to Single Family Residential for the purpose of putting a manufactured home on property.

- 6.

Public Hearing

For the purpose of a zoning change request by Darryl Cavalier at 1202 N. Pecan St, in the City of Bells, Grayson County, Texas as shown as being a track of land known as: Property ID#141440, Geo ID #144022200501,G-0222 Canton E A-G222, Acres 0.51 and Property ID#394127, GEO ID #1447682001, Dexheimer-Anderson Addition, Block 1, Lot 1, Acres 1.0 by the Grayson County Appraisal District presently zoned as Commercial C-1, requesting a zoning change to Commercial C-2, with a Specific Use Permit for Convenience Store with gasoline sales.
 - A. Citizens Comments
 - B. Commissioners Comments

Action Items

- 7. Consider and act on Resolution PZ 04272021B for the City Council on a zoning change request by Darryl Cavalier at 1202 N. Pecan St, in the City of Bells, Grayson County, Texas as shown as being a track of land known as: Property ID#141440, Geo ID #144022200501,G-0222 Canton E A-G222, Acres 0.51 and Property ID#394127, GEO ID #1447682001, Dexheimer-Anderson Addition, Block 1, Lot 1, Acres 1.0 by the Grayson County Appraisal District presently zoned as Commercial C-1, requesting a zoning change to Commercial C-2, with a Specific Use Permit for Convenience Store with gasoline sales.

- 8.

Public Hearing

For the purpose of a Specific Use request by Richard Shaffer, 215 N. Broadway Street, in the City of Bells, Grayson County, Texas as shown as being a track of land known as: Property ID #138344, Geo ID #B002 5554023, Duganville, Block2, Lot 39 & 40, 50 X 123 .14 AC Adjoins Boo2 5554022 by the Grayson County Appraisal District presently zoned as General Commercial District, requesting a Specific Use Permit to be used as commercial for powder coating/restoration of vending machines with living quarters.
 - A. Citizens Comments
 - B. Commissioners Comments

Action Items

- 9. Consider and act on Resolution PZ 04272021C for the City Council on a Specific Use request by Richard Shaffer, 215 N. Broadway Street, in the City of Bells, Grayson County, Texas as shown as being a track of land known as: Property ID #138344, Geo ID #B002 5554023, Duganville, Block2, Lot 39 & 40, 50 X 123 .14 AC Adjoins Boo2 5554022 by the Grayson County Appraisal District presently zoned as General Commercial District, requesting a Specific Use Permit to be used as commercial for powder coating/restoration of vending machines with living quarters.
- 10. Consider and approve minutes for March 4, 2021 meeting.
- 11. Adjournment

THIS MEETING IS ACCESSIBLE TO THE DISABLED. IF YOU NEED AN INTERPRETER OR SPECIAL ASSISTANCE, CALL 903.965.7744 AT LEAST 48 HOURS PRIOR TO THE SCHEDULED MEETING.

I, Pam Winkler, hereby certify that the above agenda is publicly posted on/or before 4:30 p.m. on this 23rd day of April 2021.

Date
Time
Pam Winkler, City Secretary