PLANNING COMMISSION MEETING

FEBRUARY 3, 2025

7 PM

TOWN MUNICIPAL CENTER

Agendas were posted at the Municipal Center, and on the website- townoftexas.com. Agendas were also sent to Town Board members, Planning members and interested citizens by email.

Meeting was called to order by Chair Paul Anderson.

Roll Call was taken. Members present Paul Anderson, Gary Bootz, Todd Chaignot, Kathy Hornung, Keith Plautz and Janet Sann. Clerk Lorraine Beyersdorff and Duane Dittmar were also in attendance. Tom Domka was not in attendance due to a family health issue.

Minutes of the January meeting were read by the clerk. It was noted that Duane did attend for a short time and left due to illness. Motion by Kathy to approve with the correction. Second by Keith and carried.

**Planning Commission Chair**- Nothing Special

**Town Chair**-Property at 163083 County Line Road is still owned by Clay Ossig. It is being used as a dump by some people. Discussion on how to keep people from adding to the issue of junk.

The property has delinquent taxes of almost $40,000. Not sure when county will take by In Rem a legal process to foreclose on delinquent properties.

**Town Clerk-**Handed out County CPZ survey on why municipalities don’t join County Zoning.

**Property Owner Questions-None**

**Building permits:** Ben Rudin did not appear for permits on two buildings.

Jan Walters attended for a permit for an unattached garage at 163347 River Hills Road. Motion to approve by Keith, second by Todd and carried.

Richard Burch requested a permit for a shipping container for storage on his property at 154349 Pine Bluff Road to be place between house and shop. Motion to approve by Janet, second by Keith and carried.

**New Business-or Old Business**: Delmar said a rumor that Hewitt-Texas school has a buyer and that may make it into a day care. Hewitt-Texas will close and the Red Granite Charter school will be closed on the property.

Animal Units were discussed. We will use the same tables as the County and State as in 17.08 of Town of Texas Zoning Ordinance.

Discussions followed on what zones would be allowed to house animals. Paul felt that all Residential Zones should be allowed to have animals as a Conditional Use using the table for allowable units. The Condititional Use hearing would be set during a Planning Commission meeting and after notification of neighbors. Further discussion on removing 17.52(3) (b) & (c) from Rural Residential as a permitted use and have RR zone also by Conditional Use. The change would be included in 17.43 RS 1/20, RS 1/24. Other zones would refer back to those zones.

Gary Bootz handed out his proposal to members. Paul requested that the members will handle the wording next month after final thoughts.

Delmar said nothing from Attorney about solar or wind ordinance.

**Non-Compliance issues:** None were discussed tonight.

Motion to adjourn Keith, second by Todd and carried

Submitted by Clerk Lorraine I Beyersdorff