



AGENDA
PLANNING AND ZONING MEETING
WEDNESDAY, SEPTEMBER 25TH, 2024 – 5:30 PM

CITY OF PALMHURST
4417 N. SHARY ROAD
PALMHURST, TEXAS 78573

The subjects to be discussed, with possible action on any item shown, are listed on the agenda set forth below.

- A. Call to Order
- B. Pledge and Invocation
- C. Roll Call
- D. Public Forum

Members of the public may sign in and make comments limited to five minutes maximum per person and subject to overall time limit. Please note: Members of the Planning and Zoning Commission, and other city officers must not comment on or discuss any subject raised by members of the public in Public Forum, but may only thank the public member who has spoken and invite the next speaker to begin, or ask that such subject be placed on the agenda of the next regular meeting.

E. Public Hearing:

- A. Variance requested by Gerardo & Melissa Guerra for a detached garage building to be built ten feet (10') from their (east) side property line instead of the fifteen-foot (15') side yard building setback as prescribed in the 1994-recorded Document No. 369586, as alluded to on page 1 of their Warranty Deed document #1929010. The property wherein the detached garage is desired is Lot 8, Paradise Lake Subdivision Phase 2 being 1908 Paradise Circle, Palmhurst, Texas 78573.

Section 46-14 (1) of the City of Palmhurst's Code of Ordinances specify that if the Deed restricted requirement (on setbacks) is more restrictive than the city code, then The stricter deed restricted setback will prevail.

- B. Two (2) variances requested by SAMES, INC. on behalf of Mr. & Mrs. Juan Garza on the filed residential subdivision plat referred to as SHARY WATER SUBDIVISION, being the N. 219.45 of the S. 454.45', EXC the N.91' of the E. 289' of Lot 314, John H. Shary Subdivision; & the N. 30' of the W. 905'-60' ABND Canal Right of Way & Adj to Lot 314, John H. Shary.

- a. **City Code #1:** City requires a minimum of one (1) acre Lots via Sec. 46-13 (1) of Palmhurst Code of Ordinances

Variance #1: Propose to develop 0.50 (½) acre lots

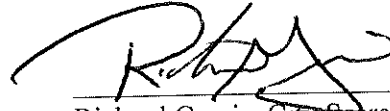
- b. **City Code #2:** City requires that new residential lots have a minimum 150' of lot width via sec. 46-13 (1) of Palmhurst's Code of Ordinances

Variance #2: Propose to have lots reflecting a lot width of 99'.

F. Adjournment

CERTIFICATION

I do hereby certify, that the said Notice was posted on the bulletin board of the Palmhurst City Hall on Friday, September 20th, 2024, at 4:00 pm, and that said Notice will remain posted continuously for at least 72 hours preceding the scheduled time of said meeting.

A handwritten signature in black ink, appearing to read 'Richard Garcia', written over a horizontal line.

Richard Garcia, City Secretary