MINUTES
NAVASOTA PLANNING AND ZONING COMMISSION
MAY 25, 2017

The members of the Navasota Planning and Zoning Commission met at Navasota City Hall, City Council Chambers, located at 200 E. McAlpine Street at 6:00 p.m., Navasota, Texas on the above date with the following being present:

Dia Copeland
Monica Fultz
Patty Tokoly
John Walla
Randy Peters
James Harris
Carolyn Katkoski

Thus constituting a quorum.

STAFF PRESENT: Lori Duncan, Planning and Development Coordinator; Brad Stafford, City Manager; Bernie Gessner, City Council; Lupe Diosdado, Community Development Director.

VISITORS: See visitor sign in sheet.

1. **CALL TO ORDER:** The meeting was called to order at 6:03pm.

2. **REMARKS OF VISITORS: ANY CITIZEN MAY ADDRESS THE PLANNING AND ZONING COMMISSION ON ANY MATTER. REGISTRATION FORMS ARE AVAILABLE ON THE TABLE. THIS FORM SHOULD BE COMPLETED AND DELIVERED TO THE CITY STAFF BY 5:45 P.M. PLEASE LIMIT REMARKS TO THREE MINUTES. THE PLANNING AND ZONING COMMISSION WILL RECEIVE THE INFORMATION, ASK STAFF TO LOOK INTO THE MATTER, OR PLACE THE ISSUE ON A FUTURE AGENDA:** See remarks from visitors sheets.

3. **CONDUCT PUBLIC HEARING TO RECEIVING PUBLIC COMMENT AND TESTIMONY REGARDING A CONDITIONAL USE PERMIT APPLICATION SUBMITTED BY THE PROPERTY OWNER TO REQUEST PERMISSION TO OPERATE A COMMERCIAL CHILD CARE AND EDUCATING CENTER, NOT ALLOWED IN ITS R-1B ZONING DISTRICT AND ONLY ALLOWED CONDITIONALLY IN THE OVERLAY DISTRICT IN WHICH THE PROPERTY IS LOCATED. THE**

CONDITIONAL USE IS FOR 1420 E. WASHINGTON AVE., A0002. D ARNOLD, TRACT 5, PAR 2, ALL IN THE CORPORATE LIMITS OF THE ETJ AND THE CITY OF NAVASOTA, GRIMES COUNTY, TEXAS: The public hearing was opened at 6:08pm. Steve Duncan, Judy Duncan, Mary Jane Eickenhorst, Jeannie Burns, Buck Sullivan, and Connie Clements expressed concerns they had of the location of the center. Steve Duncan, Judy Duncan, Mary Jane Eickenhorst, Jeannie Burns, Buck Sullivan spoke against, granting the Conditional Use at 1420 E Washington Ave. The public hearing was closed at 6:33pm.

4. **CONSIDERATION AND POSSIBLE ACTION ON A CONDITIONAL USE PERMIT APPLICATION REQUESTED BY CYNTHIA GALLAGHER, REPRESENTING RAJANARENDER CHERUKU TO BE ALLOWED TO OPERATE A COMMERCIAL CHILD CARE AND EDUCATING CENTER, NOT ALLOWED IN ITS R-1B ZONING DISTRICT AND ONLY ALLOWED CONDITIONALLY IN THE OVERLAY DISTRICT IN WHICH THE PROPERTY IS LOCATED. THE CONDITIONAL USE IS FOR 1420 E. WASHINGTON AVE., A0002. D ARNOLD, TRACT 5, PAR 2, ALL IN THE CORPORATE LIMITS OF THE ETJ AND THE CITY OF NAVASOTA, GRIMES COUNTY, TEXAS:** This item was tabled for another meeting date, to gather more information regarding citizens' concerns.

5. **CONSIDERATION AND POSSIBLE ACTION ON APPROVAL OF THE PRELIMINARY SITE PLAN SUBMITTED, FOR THE PROPERTY LOCATED AT A0002, D ARNOLD, TRACT 7, PAR 17, ACRES 3.62, ALL WITHIN THE CORPORATE LIMITS OF THE CITY OF NAVASOTA, GRIMES COUNTY, TX:** Dia Copeland made a motion to approve the preliminary site plan as presented. Monica Fultz seconded the motion. With 6 members present voting Aye, and 1 member voting Nay, the motion carries.

6. **CONSIDERATION AND POSSIBLE ACTION ON APPROVAL OF MEETING MINUTES FROM MAY 18, 2017:** Action on approval of meeting minutes was tabled for another meeting.

7. **ADJOURN:** The meeting was adjourned at 6:48pm.

_____

DIA COPELAND, CHAIRMAN

_____

RANDY PETERS, VICE CHAIRMAN