

City of Howe  
Planning and Zoning Commission  
December 13, 2022

The Planning & Zoning Meeting was called to order by Chairman Lisa Tibbets at 5:50 p.m. Members Chad Woods and Hannah Horsley were in attendance. Jack Leavenworth and Ray Dunavant were not present.

**CURRENT BUSINESS**

Motion by Chad Woods, second by Hannah Horsley to approve the October 18th, 2022, minutes. Motion carried 3 Yes 0 No.

**Public Hearing**

Consider an application Requested by: Howe Land Partners, LLC, a Texas limited liability company (“HLP”), Horizon Capital Partners, LLC, a Texas liability company (“HCP”) and Cothran Malibu, L.P., a Texas limited partnership (“Cothran”)

Property Description: A TRACT OF LAND, CONSISTING OF 219.798± ACRES OF LAND LOCATED IN THE MARY MILLER SURVEY, ABSTRACT NO. 776, GRAYSON COUNTY, TEXAS, IN THE CITY OF HOWE, GRAYSON COUNTY, TEXAS, HERETOFORE PARTIALLY ZONED SF-1 AND PARTIALLY ZONED PD-1. For the purpose of a zoning request seeking amendments to the City of Howe Zoning Ordinance and creation of City of Howe Planned Development District-4 (PD-4) (Noble Ridge).  
[Residential - Single Family Residential or Two Family Residential.]

Ordinance No. 801  
City of Howe, Texas

AN ORDINANCE OF THE CIT COUCIL OF THE CITY OF HOWE , TEXAS, AMENDING HOWE’S ZONING ORDINANCE, AS AMENDED, TO REZONE A TRACT OF LAND, CONSISTING OF 219.798+- ACRES OF LAND LOCATED IN THE MARY MILLERSURVEY, ABSTRACT NO. 776, GRAYSON COUNTY, TEXAS, IN THE CITY IF HOWE, THA THE TRACT IS HEREBY REXONED AS A PLANNED DEVELOPMENT DISTRICT-4 ZONING CLASSIFICATIONS;DESRIBING THE TRACT TO BE REZONED; PROVIDING A PENALTY CLAUSE, SAVINGS A REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE: AND PROVINDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

**End Public Hearing**

Motion by Chad Woods, second by, Hannah Horsley to approve requested Zone Change from SF-1 and Partial PD-1 to PD-4 described in the passage of Ordinance No. 801. Motion carried 3 Yes 0 No

**PUBLIC HEARING**

Consider an application Requested by: Cothran Malibu, L.P., a Texas limited partnership ("Cothran")

Property Description: A TRACT OF LAND, CONSISTING OF 110.4 (42.6, 67.8) ± ACRES OF LAND LOCATED IN THE MARY MILLER SURVEY, ABSTRACT NO. 776 AND THE THOMAS TOBY SURVEY, ABSTRACT NO. 1251, GRAYSON COUNTY, TEXAS, IN THE CITY OF HOWE, GRAYSON COUNTY, TEXAS. For the purpose of a zoning request seeking amendments to the City of Howe Zoning Ordinance and creation of City of Howe Planned Development District-5 (PD-5) (Noble Ridge). [C-2 Commercial; Multifamily subject to a minimum setback of 325 feet off of the property line along U.S. Highway 75 frontage and other applicable limitations.]

ORDINANCE NO. 802

CITY OF HOWE, TEXAS

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HOWE, TEXAS, AMENDING HOWE'S ZONING ORDINANCE, AS AMENDED, TO REZONE A TRACT OF LAND, CONSISTING OF 110.4 (42.6, 67.8) ± ACRES OF LAND LOCATED IN THE MARY MILLER SURVEY, ABSTRACT NO. 776 AND THE THOMAS TOBY SURVEY, ABSTRACT NO. 1251, GRAYSON COUNTY, TEXAS, IN THE CITY OF HOWE, GRAYSON COUNTY, TEXAS; PROVIDING THAT THE TRACT IS HEREBY REZONED AS A PLANNED DEVELOPMENT DISTRICT AND PLACED IN THE PLANNED DEVELOPMENT DISTRICT-5 ZONING CLASSIFICATION; DESCRIBING THE TRACT TO BE REZONED; PROVIDING A PENALTY CLAUSE, SAVINGS AND REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

**End Public Hearing**

Motion by Chad Woods, second by Hannah Horsley to approve requested Zone Change from C-2 to PD-5 described above and passage of Ordinance No. 802.

Motion carried 3 Yes 0 No.

Meeting adjourned at 5:52 p.m.



Chairman



Secretary