

NOTICE OF MEETING  
HOWE PLANNING AND ZONING COMMISSION  
CITY OF HOWE

The Planning and Zoning Commission of the City of Howe, Texas will meet on December 13, 2022 at 5:30 p.m. 700 W. Haning Street, Howe, Texas at which time the following will be discussed, to wit:

**CALL TO ORDER**

1. Consider and approve the minutes of the October 18, 2022 Planning & Zoning Commission meeting.

**PUBLIC HEARING**

Consider an application Requested by: Howe Land Partners, LLC, a Texas limited liability company ("HLP"), Horizon Capital Partners, LLC, a Texas limited 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 CITY COUNCIL 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 MILLER SURVEY, ABSTRACT NO. 776, GRAYSON COUNTY, TEXAS, IN THE CITY OF HOWE, GRAYSON COUNTY, TEXAS, HERETOFORE PARTIALLY ZONED PD-1; PROVIDING THAT THE TRACT IS HEREBY REZONED AS A PLANNED DEVELOPMENT DISTRICT AND PLACED IN THE PLANNED DEVELOPMENT DISTRICT-4 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**

1. Discuss, consider, and act upon the requested Zone Change from SF-1 and Partial PD-1 to PD-4 described above and passage of Ordinance No. 801

## **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, ABRACT 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**

2. Discuss, consider, and act upon the requested Zone Change from C-2 to PD-5 described above and passage of Ordinance No. 802

Notes to Agenda:

The Planning and Zoning Commission may vote and/or act upon each of the items listed in this Agenda.

The Planning and Zoning Commission reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meeting Act, including: Personnel under Gov't Code 551.074; Consultation with Attorney under Gov't Code 551.071; Deliberation Regarding Real Property under Gov't Code 551.072; and any other authorized matters pursuant to Chapter 551 of the Government Code.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of Howe, Texas is a true and correct copy of Notice and that I posted a true and correct copy on the bulletin board, in City Hall of Howe, Texas, a place convenient and readily accessible to the general public at all times, and notice was posted on December 9, 2022 at 3:30 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said Meeting.

Dated this 9<sup>th</sup> day of December 2022

Posted by Gina Harris, City Secretary \_\_\_\_\_

Agenda

City of Howe P & Z

12/13/2022