



**NOTICE OF REGULAR MEETING
CITY OF PILOT POINT
PLANNING AND ZONING COMMISSION**

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF PILOT POINT, TEXAS WILL HOLD A REGULAR MEETING ON:

THURSDAY OCTOBER 2, 2025

AT 6:30 PM

PILOT POINT CITY HALL COUNCIL CHAMBERS

102 E. MAIN STREET PILOT POINT, TEXAS

AGENDA

A. ROLL CALL/CALL TO ORDER

B. INVOCATION

C. PLEDGE TO FLAGS

1. United States of America

2. Texas Flag: *Honor the Texas Flag, I pledge allegiance to thee, Texas, one state under God, one and indivisible*

D. PUBLIC FORUM: (Citizens are allowed 3 minutes to speak. If the issue is on the agenda, the Planning and Zoning Commission may choose to discuss and consider the item. If the issue is not on the agenda, the Commission is not permitted by state law to respond to or discuss the item other than to make statement of specific facts in response to a citizen's inquiry or to recite existing policy in response to the inquiry. The Commission may request the issue to be placed on a future agenda for action in accordance with state law. This forum is not the appropriate place to address complaints against Public Officials and/or Staff. Complaints of this nature should be made in writing and filed with the City Manager.)

E. CONSENT AGENDA:

1. Minutes: Act on September 4, 2025—Regular Meeting, Planning & Zoning Commission minutes.

F. REGULAR AGENDA:

1. Zone Change Request – Rhett Stone

Discuss and Act on a request for a Zone Change for a 2,988 square feet parcel from Single Family Residential (SF-2) to General Commercial (C-2) located at 929 North Washington Street in the City of Pilot Point. The applicant is Rhett Stone on behalf of Living Stone Investments.

- a. Staff overview and recommendation.
- b. Applicant presentation

- c. Open the public hearing and take public testimony.
- d. Close the public hearing.
- e. Discuss and make a recommendation to City Council on the requested Zone Change.

2. Commission Training

City Attorney will conduct a training session for Commissioners related role, duties and scope of decision-making on plating, zone changes and specific use permits.

G. ADJOURN.

The Planning & Zoning Commission reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including Sec. 551.071 (private consultation with the attorney for the City); Sec. 551.072 (discussing purchase, exchange, lease or value of real property); Sec. 551.074 (discussing personnel or to hear complaints against personnel); and Sec. 551.087 (discussing economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

In compliance with the Americans with Disabilities Act, the City of Pilot Point will provide reasonable accommodations for disabled persons attending this meeting. Requests should be received at least 24 hours prior to the scheduled meeting by contacting the City Secretary's office at 940-686-2165.

I, the undersigned authority, do hereby certify this notice was posted on the official bulletin board for the City of Pilot Point, Texas by **5:00 p.m. on 9/25/25**, and shall remain posted for at least 3 working days preceding the scheduled time of said meeting.



JoAnn Wright, Development Services
Administrative Assistant

**MINUTES OF THURSDAY, SEPTEMBER 04, 2025
PLANNING AND ZONING COMMISSION REGULAR MEETING**

The Planning and Zoning Commission of the City of Pilot Point, Texas met on September 4, 2025, at 6:30 p.m. in the City Council Chambers for a regular meeting of the Planning and Zoning Commission. The Planning and Zoning Commission Members present were Chair Mark Lanier, Commissioners Kathleen Scott, William Harrison, Tammy Francois, Maureen Haverty and John Lazar. Staff members present were Development Services Director John Taylor, City Planner Darrell Gentry, and Development Services Administrative Assistant JoAnn Wright.

A. ROLL CALL/CALL TO ORDER

Commissioner Chair Lanier declared a quorum and called the meeting to order at 6:30 pm.

Commissioner Chair Lanier called the roll:

Commissioner Scott – Present

Commissioner Harrison - Present

Commissioner Francois – Present

Commissioner Lanier – Present

Commissioner Haughton – Absent

Commissioner Haverty- Present

Commissioner Lazar - Present

B. PUBLIC FORUM:

Chair Lanier opened the public forum at 6:30pm. With no one asking to speak Chair Lanier closed the public forum at 6:30pm.

C. CONSENT AGENDA:

1. Minutes: Act on August 7, 2025—Regular Meeting, Planning & Zoning Commission minutes.

Commissioner Harrison made the motion to approve the minutes of August 7, 2025, Regular Planning and Zoning Commission Meeting with corrections. Commissioner Lazar seconded the motion. The motion passed unanimously.

D. REGULAR AGENDA:

1. Zone Change Request – The Reserve

Discuss and Act on a request for a Zone Change for 28.296 acres from SF-2 to Planned Development with development standards for 89 single-family residential lots and 7 common lots generally located southeasterly of North Washington Street and abutting Yarborough Street in the City of Pilot Point. The applicant is Kevin Ware on behalf of Red Cable Homes.

a. Staff overview and recommendation.

City Planner Darrell Gentry stated the applicant has not changed the number of lots as approved by the Preliminary Plat. 41 lots are identified larger than SF-2 minimum lot size of 7,500 square feet. The purpose of the PD Development Standards is to specify architectural and design criteria and standards for this development. The developer/builder is providing 50-60-and 75-foot -wide lots. The proposed development standards, if approved by City Council, would allow a reduced rear building line setback for specific lots. Staff recommend that the Commission make a recommendation to City Council to approve this request.

b. Applicant presentation

Doug Chandler with Red Gable Homes stated that all the lots are the same as in the Preliminary Plat. The developer/builder wants to build a longer home.

John Michaels with Red Gable Homes stated he wants to be able to have more creativity rather than brick or rock.

c. Discuss and make a recommendation to City Council on the requested Zone Change.

Commissioner Harrison stated concern about narrow backyards. After much discussion, Commissioner Harrison made the motion to recommend to City Council the Zoning Change with the following:

1. Minimum 10-foot backyard for one-story homes
2. Minimum 15-foot backyard for two-story homes.
3. No entry homes
4. A development agreement be completed to include the architectural control standards.

Commissioner Lazar seconded the motion. The motion passed unanimously.

2. Commission Training

City Attorney will conduct a training session for Commissioners related role, duties and scope of decision-making on plating, zone changes and specific use permits.

The City Attorney was not present at this meeting, so no action was taken on this matter.

E. ADJOURN.

Commissioner Scott made the motion to adjourn. Commissioner Harrison seconded the motion. The meeting adjourned at 7:30pm.

Attest:

Mark Lanier, Chair

JoAnn Wright, Development Services
Administrative Assistant



PLANNING AND ZONING COMMISSION
REGULAR MEETING
OCTOBER 02, 2025

1. Agenda Item #F 1: Zone Change – Z25-005, Living Stone Investments

Discuss and consider a request for a zone change on a 2,988 28 square foot +/- parcel from Single Family Residential (SF-2) to General Commercial (C-2). The subject property is a parcel of land located at 929 North Washington Street at the intersection of North Washington Street and North Prairie Street in the City of Pilot Point.

2. Commission Consideration:

1. Staff overview.
2. Applicant presentation.
3. Discuss and consider making a recommendation to the City Council regarding the requested Zone Change.

3. Request:

This request, if approved, would change existing zoning of the subject property. The subject property is presently zoned SF-2, Single Family Residential and is requesting a change to General Commercial (C-2). The property owner, Living Stone Investments, Rhett Stone on behalf of owner, is requesting a zone change to develop restaurants at this location.

4. Background:

The surrounding properties and land uses include:

East—a restaurant located in a C-2, General Commercial zoning district. Property is .46 acres in size. Also, a portion of the St Thomas Catholic Church campus is located adjacent to the proposed zone change property.

West—vacant land that is zoned as SF-2.

North--two existing single-family residences in a SF-2 single-family residential zoning district on the immediate west side of North Washington Street.

South—single-family residences in an SF-2 zoning district.

5. Future Land Use Plan:

The recently adopted Future Land Use Plan designates this location and subject property as Connected Core designation suitable for general commercial as well as neighborhood services single-family residential and compatible with Lakeside Village and Existing Neighborhood land uses. The subject zone change is consistent and compatible with the adopted Comprehensive Plan for Future Land Use.

6. Master Thoroughfare and Master Trail Plans:

The Master Thoroughfare Plan designates North Washington Street as a Minor Arterial ROW with a 90 feet width. Street dedications and improvements for North Washington Street is approximately 5 feet of total right-of-way width. Dedications and improvements for North Prairie Street is approximately 6 feet of total right-of-way width. Improvements may include but not limited to added street pavement width, curbing, drainage and sidewalk improvements. There are no designated segments of the Trails Master Plan that cross or affect this parcel.

7. Site Plan Review:

A site plan review with comments was completed on August 12, 2025. Applicant/owner proposes to develop up to 2 restaurants at this location if all site plan review comments are solved prior to submitting for building permits and assuming the proposed zone change is granted by City Council. Discussion comments focused on fire hydrant, off-street parking, street dedication/improvement requirements for site development. There is adequate water and sewer capacity to serve proposed restaurant site development.

8. Staff Contacts and Recommendation:

Staff recommend that the Commission make a recommendation to City Council to approve the requested zone change from (SF-2) Single Family Residential to General Commercial (C-2).

- John Taylor, Development Director
- Darrell Gentry, City Planner

Attachments:

- a) Aerial View -Site Exhibit.

