



Winnsboro Planning & Zoning Commission  
Meeting Agenda

501 S. Main St., Winnsboro, TX  
January 07 at 5:30 p.m.

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- 1) **Call to Order:**
- 2) **Discuss/Action:** Approval of Minutes – 12/03/2019, 12/19/2019
- 3) **Public Comments:**
- 4) **Public Hearing:** Zoning Variance – AB 308 Mosley 6.525 Ac and AB89 DM Connally 2.694 Ac 1012 Greenwood, Winnsboro Texas
- 5) **Discuss/Action:** Zoning Variance – AB 308 Mosley 6.525 Ac and AB89 DM Connally 2.694 Ac 1012 Greenwood, Winnsboro Texas
- 6) **Discussion/Possible Action:** Billboard Signs
- 7) **Discussion/Possible Action:** Vacant Buildings
- 8) **Adjournment:**

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The entrance to this meeting is via the rear entrance to City Hall. The facility is wheelchair accessible and parking spaces are available. Request for accommodations or interpretive services must be made at least 48 hours prior to this meeting and may be made by contacting City Hall at 903.342.3654.

This is to certify that the above agenda was posted on the bulletin board located at Winnsboro City Hall on \_\_\_\_\_, 2020, at \_\_\_\_\_ am/pm.

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Angie Pike, Interim City Secretary

# PLANNING & ZONING MEETING

January 07, 2020

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## Item No. 2

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*Consent Items:* – Approval of Minutes:  
12/03/2019  
12/19/2019

*Suggested Action/Language:*

I move that the Planning & Zoning Commission approve/ not approve the Consent Items as presented.

MINUTES OF THE  
WINNSBORO PLANNING & ZONING COMMISSION  
501 S. MAIN ST., WINNSBORO, TX 75494  
December 03, 2019 at 5:30 PM

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**Members Present:** Chairman Val Vetter, Members David Corning and Gary Gravley

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**Staff Present:** City Administrator Craig Lindholm and Interim City Secretary Angie Pike

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**1) Call to Order:** 5:30 pm

**2) Discussion/ Action:** Approval of Minutes - 11/05/19, 11/19/19, 11/26/19

*Motion made to approve Minutes, with corrections as presented.*

*Moved by Member Gravley, seconded by Member Corning.*

*All in favor, none opposed.*

*Motion passed.*

**3) Discuss/ Action:** Zoning Variance – Lot 5 Pt Blk 2 .0717, City of Winnsboro, Winnsboro Texas, 108 W. Broadway  
City Administrator introduced Vic Clark, owner of the property at 108 W. Broadway, was asked to remove the sign, per zoning ordinance in the downtown area, with which he did, but Clark would like to request a variance to put the sign back up as it was.

Vic Clark, Dreambird, LLC, Dallas, Texas; advised that he has many buildings downtown and he has opened businesses in Winnsboro, including Clark House Bed & Breakfast and he is still working to promote that business. Clark stated that for the 10 day period that the aforementioned sign was in placed on W Broadway, the Clark House did receive an enormous amount of phone calls. Clark explained that the building itself will eventually be able to accommodate large gatherings, weddings, reunions etc. The building will also serve as an event center for the B&B, operating as one business.

Members questioned Clark about his plans for the front façade of the building, and his prior knowledge regarding the zoning ordinances that were already in place when the sign was placed.

Clark clarified that he has no definitive plans for the front façade, and that he was aware of current ordinances and that he would have to remove the sign, prior to putting it in place.

Member Gravley explained to Clark that the P&Z board is currently working towards an ordinance that will deal with signs, but currently there is a moratorium in place and he finds it difficult to recommend a variance violating an existing ordinance, when Clark was fully aware of said ordinance.

Clark advised that he understood that work, but he has been waiting for many years for movement from the City on these issues.

Members discussed with Clark the request and the ordinances in question, regarding off-premise advertising and the Texas Historical Commission, as well as the hardship being brought about by removal of the sign.

*Motion made not to recommend to City Council the request for a variance based on the existing ordinance.*

*Moved by Member Gravley.*

*No second, motion lost for lack of a second.*

*Motion made to recommend to City Council the request for a variance.*

*Moved by Member Corning.*

*No second, motion lost for lack of a second.*

Members had differing interpretations on the ordinance with regard to the overlay district and whether or not the item should be treated as a variance, whether or not it should be presented to the Planning & Zoning Commission and debated at length, ultimately decided that the item should be tabled until the February meeting. Clark advised members that he hoped to be able to open the event center as well as the second house of Clark House in the summer of 2020.

*Motion to table this item until the February meeting.  
Moved by Member Gravley, seconded by Member Corning.  
All in favor, none opposed.*

- 4) **Discuss/ Action:** Zoning Variance – Lot 1A, 1B, 2,3,4A Blk 3 .2698, City of Winnsboro, Winnsboro Texas, 200 N. Main Clark stated that this is a critical site for the City of Winnsboro and he bought the property to protect the site and stated that he hasn't moved forward with the property because he has been waiting to see what the City is going to do with the alley directly north of it. Clark clarified that his intention is to offer small kiosks for businesses to rent out and the sign would advertise that with the possibility of advertising Winnsboro and possibly seasonal events going on in the City. Clark stated that he needs to know the future of the alley before he can move forward. Clark clarified that as of 5 pm today, his contractor has made the sign safe. Clark has contracted to have the sign improved, so he is committed to do so.

Members discussed with Clark his timeframe for the property, to which he advised that he was happy to move forward depending on the City's intentions with the alley north of the property. City Administrator clarified that the final design for Market Street and the alley is not finalized, but foot traffic in the alley is part of the plan. City Administrator advised that, as of today, at 4:45 pm, the sign is longer a nuisance.

Members discussed with Clark final design plans, along with his timeline for the property and Clark advised that he is not willing to move forward with any design until he sees final plans for what the City is going to do with the alley. Members discussed with Clark his timeframe for beautifying the sign, as it still is an eyesore. Clark clarified that he is waiting for his contractor; with whom he has had a contract for four years. Clark would not give a definitive timeline, nor a give a final plan for the look of the sign at this time. Clark stated that he would get with his contractor for a final timeline and could come back to the Planning & Zoning Commission in February 2020.

*Motion to table this item until the February meeting.  
Moved by Member Gravley, seconded by Member Corning.  
All in favor, none opposed.*

- 5) **Discussion/ Possible Action:** Vacant Buildings  
City Administrator explained that the current ordinance in place has never been enforced. Furthermore, the City attorney advised that any vacant building ordinance is legal, but any ordinance needs to be enforced city wide. Commissioners and City Administrator spoke about the previously proposed ordinance from 2018, which did not pass.  
Members decided not to look at this issue until January. This item will be placed on the January agenda.

6) **Adjournment:**

*Motion to adjourn  
Moved by Member Gravley, Seconded by Member Corning  
All in favor, none opposed.  
Motion passed.*

Adjournment: 7:05 pm

**THESE MINUTES OF THE 12/03/2019 PLANNING AND ZONING MEETING ARE HEREBY:**

**Approved:**

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**Val Vetter, Chairman**

**Attest:**

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**Angie Pike, Interim City Secretary**

MINUTES OF THE  
WINNSBORO PLANNING & ZONING COMMISSION  
501 S. MAIN ST., WINNSBORO, TX 75494  
December 19, 2019 at 5:30 PM

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**Members Present:** Members David Corning, Gary Gravley, David Estes and John R. Fennell

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**Staff Present:** City Administrator Craig Lindholm and Interim City Secretary Angie Pike

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- 1) **Call to Order:** 5:31 pm
- 2) **Public Hearing:** Zoning Variance – Lot 16 Blk 2. 488 Rolling Meadows ADD # 1, City of Winnsboro, Winnsboro, Texas, 600 Meadows  
Public Hearing opened at 5:32 pm  
City Administrator introduced property owner Patrick Garrison, who owns both of the properties presented tonight. Patrick Garrison, 4649 FM 2869; states that he is requesting a variance request for the two properties for the minimum square footage for those lots to be reduced to 1400' feet, advising that all other regulations would be met. Garrison clarified that building an 1800' foot home is cost prohibitive and that he believes that most of the homes in the area, are in fact, smaller than the current requirements. Garrison clarified that the homes he wants to build would fit in with the aesthetic of the neighborhood and would have a similar footprint to other homes in the area. Members agree to deliberate on both items together.  
Members discuss the square footage and possible variations of the front façade of the second home with Garrison, encouraging him to ensure that the front façade is appropriate to the neighborhood.
- 3) **Discuss/Action:** Zoning Variance – Lot 16 Blk 2. 488 Rolling Meadows ADD # 1, City of Winnsboro, Winnsboro, Texas, 600 Meadows
- 4) **Public Hearing:** : Zoning Variance – Lot 15 Blk 1 .4479 Rolling Meadows ADD #1, City of Winnsboro, Winnsboro, Texas, 808 Simons  
Public Hearing closed at 5:55 pm
- 5) **Discussion/ Action:** Zoning Variance – Lot 15 Blk 1 .4479 Rolling Meadows ADD #1, City of Winnsboro, Winnsboro, Texas, 808 Simons  
  
*Motion to recommend approval of this request, with a minimum of 1400' of living space, per lot, to City Council.  
Moved by Member Corning, Seconded by Member Fennell  
All in favor, none opposed. Motion passed.*
- 6) **Comments from Staff or public:** None
- 7) **Adjournment:** 6:05 pm

**THESE MINUTES OF THE 12/19/2019 PLANNING AND ZONING MEETING ARE HEREBY:**

**Approved:**

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**Val Vetter, Chairman**

**Attest:**

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**Angie Pike, Interim City Secretary**

# PLANNING & ZONING MEETING

January 07, 2020

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## Item No. 3

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***Public Hearing:*** - Rezoning Request -

AB 308 Mosley 6.525 Ac, 1012 Greenwood, Winnsboro, Texas  
AB89 DM Connally 2.694 Ac 1012 Greenwood, Winnsboro Texas

Owner and potential buyer request rezoning of approximately 9 acres of undeveloped property from SF 3 (Single Family 3) to MF (Multifamily). Potential buyer wants to develop the property.



**APPLICATION TO APPEAR BEFORE THE PLANNING AND ZONING  
COMMISSION OF THE CITY OF WINNSBORO, TEXAS:**

DATE OF APPLICATION: 12-16-19 FEE: \$ 250.00 (non refundable)  
NAME: Joe Gillean ADDRESS: 1012 Greenwood St  
LEGAL DISCRPTION: John P. Mosley Drury McConnally  
RECORD OWNER: Jim + Dana Bondick PRESENT ZONING: SF-3  
LOT SIZE: 9,2195 FRONT BUILDING LINE: \_\_\_\_\_ feet  
BUILDING SIZE: \_\_\_\_\_ sq. ft. SETBACKS: SIDE \_\_\_\_\_ ft. REAR \_\_\_\_\_ ft.

APPLICATION FOR:  ZONING CHANGE  ZONING RECLASSIFICATION  
 REQUEST FOR A ZONING CHANGE FROM Single Family TO Multi-Family  
 REQUEST FOR A ZONING VARIANCE FOR \_\_\_\_\_

ZONING CHANGE FOR:  NEW BUILDING  VACANT LOT  EXISTING STRUCTURE

I, Joe Gillean, am requesting a ZONING CHANGE for the following reason(s):  
mult. family

**ALL ZONING and/or VARIANCE REQUESTS ARE REQUIRED TO BE HEARD FIRST BY THE  
PLANNING AND ZONING COMMISSION, PUBLIC HEARING AND THEN THE CITY COUNCIL FOR  
FINAL APPROVAL**

IT WILL BE REQUIRED TO NOTIFY ALL PROPERTY OWNERS WITHIN 200 FEET OF YOUR PROPERTY OF ANY PROPOSED ZONING CLASSIFICATION CHANGE TO THE ORIGINALLY ADOPTED ZONING CLASSIFICATION OR VARIANCE. ALL ZONING CHANGES OR RECLASSIFICATIONS ARE REQUIRED TO BE HELD IN A PUBLIC HEARING WHICH IS TO BE SET BEFORE THE ZONING COMMISSION.

**INSTRUCTIONS TO THE APPLICANT REQUESTING A ZONING CHANGE OR VARIANCE:**

1. Fill out this application and submit the appropriate fee of \$250.00 dollars. (non-refundable)
2. Proof of ownership of the lot that the zoning change request is for.
3. A recorded survey of the property is required to be submitted.
4. Present preliminary plat including all metes and bounds of the property for review by the Commission
5. Final plat will be required to be submitted prior to the final Public Hearing held before the City Council.
6. Applicant should submit a detail account of the reasons for the proposed zoning change to be presented at the first Public Hearing.

I, Joe Gillean, do understand that the fee paid to process this application before the Planning and Zoning Commission is non-refundable and that my application is not complete until approved by the Zoning Administrator. Once approved by the P&Z, it goes to City Council for FINAL approval.

SIGNATURE OF APPLICANT:  DATE: 12-16-19

FOR OFFICE USE

ZONING COMMISSION MEETING DATE: \_\_\_\_\_ ZONING CHANGE:  APPROVED  NOT APPROVED

\_\_\_\_\_  
ZONING COMMISSION CHAIRMAN

DATE OF APPROVAL: \_\_\_\_\_

**PROPERTY DESCRIPTION**

That certain 0.2198 acre tract of land situated in the Terry M. Connally Survey, Abstract No. 89 and the John P. Mosley Survey, Abstract No. 308, City of Winnsboro, Franklin County, Texas, being all that certain called 9.219 acre tract conveyed to Jerry D. Oliver, by deed recorded in Volume 387, Page 743 of the Official Public Records of Franklin County, Texas, and 2.2198 acres being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod found for corner in the East line of Greenwood Street, said point being 86.972 feet South of the Southeast corner of said Oliver tract, and the westerly line of said Oliver tract, by deed recorded in Volume 74, Page 778 of the Real Property Records of Franklin County, Texas;

**THENCE** South 87 degrees 41 minutes 06 seconds East, along the North line of said Oliver tract and the westerly most South line of said Redding tract, a distance of 581.94 feet, to a 1/2-inch iron rod found for corner in the West line of that certain call of 11.209 acre tract conveyed to Patricia A. Miller, Jimmy Miller and J. R. Redding, by deed recorded in Volume 160, Page 132 of said Official Public Records, said point being the northeast corner of said Oliver tract and the westerly most southeast corner of said Redding tract;

**THENCE** South 02 degrees 44 minutes 00 seconds West, along the East line of said Oliver tract and the West line of said Miller tract, a distance of 741.33 feet, to a 5/8-inch iron rod found for corner, said point being the southeast corner of said Oliver tract and the westerly most South line of said Miller tract, by deed recorded in Volume 246, Page 622 of the Deed Records of Franklin County, Texas;

**THENCE** North 79 degrees 03 minutes 22 seconds West, along the South line of said Oliver tract and the North line of said Stanley tract, passing the northwest corner of said Stanley tract, a distance of 397.40 feet, to a 1/2-inch iron rod found for corner, said point being the northwest corner of said Stanley tract, by deed recorded in Volume 328, Page 622 of the Deed Records of Franklin County, Texas;

**THENCE** North 79 degrees 03 minutes 22 seconds West, continuing along the South line of said Oliver tract and along the North line of said Semrau 0.842 acre tract, a distance of 190.30 feet, to a 1/2-inch iron rod found for corner in the East line of Greenwood Street, said point being the northwest corner of said Oliver tract and the northwest corner of said Semrau 0.842 acre tract;

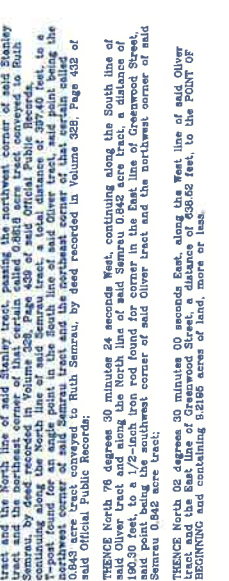
**THENCE** North 02 degrees 03 minutes 00 seconds East, along the West line of said Oliver tract and the North line of said Semrau 0.842 acre tract, a distance of 190.30 feet, to the **POINT OF BEGINNING** and containing 9.2198 acres of land, more or less.

**THIS IS TO DECLARE** that on this date a survey was made on the ground, under my direction and supervision of the above described tract of land.

There are no visible conflicts, visible evidence of easements or rights-of-way, or other noticeable matters of record of which the undersigned has knowledge or has been advised are as shown or noted herein.

**NOTES:**

**THE BEARINGS FOR THIS SURVEY ARE BASED ON THE MONUMENTED WEST LINE OF THAT CERTAIN CALLED 9.219 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 287, PAGE 742, O.P.R.F.C.T.**



**STANLEY WAYNE REDDING**  
**TIFFANY MICHELLE REDDING**  
**VOL. 74, PG. 778**  
**R.P.R.F.C.T.**

**PATRICIA A. MILLER**  
**JIMMY MILLER**  
**VOL. 160, PG. 132**  
**O.P.R.F.C.T.**

**JERRY D. OLIVER**  
**VOL. 297, PG. 742**  
**O.P.R.F.C.T.**  
 9.2198 AC.

**RANDY R. STANLEY**  
**STACEY STANLEY**  
**VOL. 246, PG. 622**  
**D.R.F.C.T.**

**RUTH SEMRAU**  
**VOL. 328, PG. 622**  
**O.P.R.F.C.T.**

**JOHN P. MOSLEY SURVEY**  
**ABSTRACT NO. 308**

**DRURY M. CONNALLY SURVEY**  
**ABSTRACT NO. 89**

**GREENWOOD STREET**

**BOUNDARY SURVEY**  
**1012 GREENWOOD STREET**  
**CITY OF WINNSBORO**  
**ACRES OF LOT & BLOCK**  
**DRURY M. CONNALLY SURVEY, A-89**  
**JOHN P. MOSLEY SURVEY, A-308**  
**FRANKLIN COUNTY, TEXAS**

**LEGEND**

- 1/2" IRON ROD
- 5/8" IRON ROD
- 1" IRON ROD
- 2" IRON ROD
- 3" IRON ROD
- 4" IRON ROD
- 5" IRON ROD
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- 98" IRON ROD
- 99" IRON ROD
- 100" IRON ROD

**D. W. HOOKER SURVEYING**  
 406 W. BLAIR ST. # 100  
 MINEOLA, TEXAS 75779  
 PHONE (903) 569-0330  
 FAX (903) 569-0335  
 FIRM # 10072-100

**BOUNDARY SURVEY**  
**1012 GREENWOOD STREET**  
**CITY OF WINNSBORO**  
**ACRES OF LOT & BLOCK**  
**DRURY M. CONNALLY SURVEY, A-89**  
**JOHN P. MOSLEY SURVEY, A-308**  
**FRANKLIN COUNTY, TEXAS**

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**THIS IS TO DECLARE** that on this date a survey was made on the ground, under my direction and supervision of the above described tract of land.

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**NOTES:**

**THE BEARINGS FOR THIS SURVEY ARE BASED ON THE MONUMENTED WEST LINE OF THAT CERTAIN CALLED 9.219 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 287, PAGE 742, O.P.R.F.C.T.**

NAME	ADDRESS	CITY, STATE, ZIP
SIMON & JENNIFR REDDING	1103 N MAIN ST	WINNSBORO, TX 75494
STANLEY WAYNE REDDING	1111 N MAIN ST	WINNSBORO, TX 75494
RANDY MCLAIN	1027 GREENWOOD ST	WINNSBORO, TX 75494
PAUL & GENE WOODFIN	1013 GREENWOOD ST	WINNSBORO, TX 75494
DEBRA KAY JORDAN	1015 GREENWOOD ST	WINNSBORO, TX 75494
REBECCA BORDEN	13772 TX HWY 11 E	PICKTON, TX 75471
STACEY LYNNE DEFREECE	1010 PLUM ST	WINNSBORO, TX 75494
MICHAEL KEITH GLASS	1011 GREENWOOD ST	WINNSBORO, TX 75494
ROBERT T & CLARA JOYCE SNYD	1008 GREENWOOD ST	WINNSBORO, TX 75494
RUTH SEMRAU	1014 GREENWOOD ST	WINNSBORO, TX 75494



**City of Winnsboro**

501 South Main Street

Winnsboro, Texas 75494

Phone: (903) 342-3654

Fax: (903) 342-5708

[www.winnsborotexas.com](http://www.winnsborotexas.com)

December 20, 2019

TO ADJACENT PROPERTY OWNERS:

The Winnsboro Planning and Zoning Commission will conduct a Public Hearing at 5:30pm on Tuesday January 7, 2020 December 19, 2019 and the City Council will conduct a Public Hearing at 5:30pm on Tuesday January 14, 2020 both will be held in the Council Chambers, City Hall, 501 South Main Street, Winnsboro, Texas. The purpose of hearings is to receive public input regarding an application/request for rezoning by the owner of property located at 1012 Greenwood.

The applicant requests a Rezoning for the following described property within the city limits of Winnsboro, Texas:

AB 308 J P Mosley 6.525 Ac 1012 Greenwood

AB 89 D M Connally 2.69 Ac 1012 Greenwood

The property is currently zoned Single Family -3 District (SF-3. Rezoning is requested to Multi Family Residential MF.

As a property owner within two hundred (200) feet of this property, you are invited to attend the hearing to give your opinion on the request. You are not required to be present, but all interested parties wishing to be heard should appear at the time and place stated above. If you are unable to attend the public hearing, your opinion regarding this request may be expressed by notation on the reverse of this form, or by letter.

The Planning & Zoning Commission will make its recommendation to the City Council after receiving public comment, as provided in Sections 31.4.3.c & d of the Winnsboro Municipal Code of Ordinances and Chapter 211, Local Government Code.

Sincerely,

Craig Lindholm  
City Administrator

## PUBLIC HEARING NOTICE

The Winnsboro Planning & Zoning Commission will hold a public hearing at 5:30 pm on Tuesday January 7, 2020, in the City Council Chambers, 501 S. Main Street, for the purpose of receiving public comment concerning a request for a rezoning on the following properties:

AB 308 Mosley 6.525 Ac and AB89 DM Connally 2.694 Ac 1012 Greenwood  
Winnsboro Texas

The owner of these properties is requesting rezoning from Single Family Residential 3 to SF-3 to Multi-Family Residential MF.

At the regular meeting on January 14, 2020 at 5:30 pm, the Winnsboro City Council will also conduct a public hearing and consider the recommendation of the Planning & Zoning Commission concerning this request. If you cannot attend the meeting, written comments may be addressed to the City Administrator, City Hall. City Hall is accessible to the general public.

THE CITY OF WINNSBORO, TEXAS

By: Craig Lindholm, City Administrator

# PLANNING & ZONING MEETING

January 07, 2020

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## Item No. 4

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*Discussion/Action:* – Rezoning Request -

AB 308 Mosley 6.525 Ac, 1012 Greenwood, Winnsboro, Texas  
AB89 DM Connally 2.694 Ac 1012 Greenwood, Winnsboro Texas

Owner and potential buyer request rezoning of approximately 9 acres of undeveloped property from SF 3 (Single Family 3) to MF (Multifamily). Potential buyer wants to develop the property.

*Suggested Action/Language:*

I move that the Planning & Zoning Commission *recommend/not recommend* the request, to the Winnsboro City Council, *as presented/with the following stipulations*.

# PLANNING & ZONING MEETING

January 07, 2020

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## Item No. 5

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*Discussion/Action:* – Billboard Signs

*Suggested Action/Language:*

# PLANNING & ZONING MEETING

January 07, 2020

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## Item No. 6

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*Discussion/Action:* – Vacant Buildings

*Suggested Action/Language:*