



Agenda
Planning and Zoning Commission Meeting
801 S. Cleveland St., Dayton, TX 77535
Thursday, May 1, 2025 at 6:00 PM

I. Call to Order

II. Invocation

III. Pledge of Allegiance and Texas Pledge:

"Honor the Texas flag; I pledge allegiance to the Texas, one state under God, one and indivisible."

IV. Minutes

1. Minutes 3/6/2025

V. Action Items

1. Public Hearing for a Zoning Map Amendment Request for 9.98 acres of property located on FM 1960, Property ID 28138, Dayton, TX 77535, legally described as 000358 S Twn Liberty, Tract 4 6 45; to make a zone change from General Commercial (GC) to Urban Residential (UR) with approval of a site development plan.
2. Consider with possible action the Zoning Map Amendment Request for 9.98 acres of property located on FM 1960, Property ID 28138, Dayton, TX 77535, legally described as 000358 S Twn Liberty, Tract 4, 6, and 45; to make a zone change from General Commercial (GC) to Urban Residential (UR) with approval of a site development plan.
3. Public Hearing for a Replat of Lots 2, 3, & 4 of the Glass Subdivision, being approximately 0.3361 acres of land on S Colbert St, Property IDs 48740 and 48741, legally described as Glass, Lot 2, 3, & 4.
4. Consider with possible action on a Replat of Lots 2, 3, & 4 of the Glass Subdivision, being approximately 0.3361 acres of land on S Colbert St, Property IDs 48740 and 48741, legally described as Glass, Lot 2, 3, & 4.
5. Public Hearing for Zoning Text Amendment Request to Chapter 14 - Unified Land Development Code (UDC) Sec. 14.102.11 IN, Industrial and Section 14.902 Definitions.

6. Consider with possible action for Zoning Text Amendment Request to Chapter 14 - Unified Land Development Code (UDC) Sec. 14.102.11 IN, Industrial and Section 14.902 Definitions.
7. Consider with possible action a waiver request for PNP Navar to deviate from Chapter 14 - Unified Development Code (UDC) Sec. 14.302.7 Lots; “all lots shall be arranged to provide safe and convenient public and emergency access from approved streets and required direct access with an improved street or alley or an approved private street or alley.”

VI. Plats

1. Consider with possible action approving the Preliminary Plat of The Park on Winfree.
2. Consider with possible action approving the Preliminary Plat of Prosperidge Phase 1 Detention.
3. Consider with possible action approving the Preliminary Plat of Prosperidge Section 1.
4. Consider with possible action approving the Preliminary Plat of Prosperidge Section 2.
5. Consider with possible action approving the Preliminary Plat of Trinity Landing Section 1.
6. Consider with possible action approving the Preliminary Plat of Trinity Landing Section 2.
7. Consider with possible action approving the Preliminary Plat of Trinity Landing Section 3.
8. Consider with possible action approving the Preliminary Plat of Trinity Landing Section 4.
9. Consider with possible action approving the Final Plat of Gulf Inland Logistics Park Riverbend Way Street Dedication.
10. Consider with possible action approving the Final Plat of Gulf Inland Logistics Park Rolke Road Street Dedication.

VII. Director's Report

VIII. Adjourn

I hereby certify that the above shown notice was posted at Dayton Community Center, 801 S Cleveland Street, and Dayton City Hall, 117 Cook Street, Dayton, Texas 77535 on or before April 25, 2025 by 6:00 pm.

City of Dayton, Staff Representative