



**Agenda**  
**Planning and Zoning Commission Meeting**  
**801 S. Cleveland St., Dayton, TX 77535**  
**Thursday, May 7, 2026 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 3/5/2026

**V. Action Items**

1. Public Hearing for a Zoning Map Amendment Request for 65 acres of property located at 4445 Hwy 90, Property ID 200198, Dayton, TX 77535, legally described as Stilson-Hill, Lot 55-56, 57 Tr 1, 58-61, 82 Tr 1, 83, 92-98, to be rezoned from Master Planned Development (MP) and Rural / Agricultural (RA) to Industrial (IN).  
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2. Consider with possible action on a Zoning Map Amendment Request for 65 acres of property located at 4445 Hwy 90, Property ID 200198, Dayton, TX 77535, legally described as Stilson-Hill, Lot 55-56, 57 Tr 1, 58-61, 82 Tr 1, 83, 92-98, to be rezoned from Master Planned Development (MP) and Rural / Agricultural (RA) to Industrial (IN).
3. Public Hearing for a Zoning Map Amendment Request for 16 acres of property located at Hwy 90 and Stilson Road, Property ID 129642, Dayton, TX 77535, legally described as Stilson-Hill, Lot 33 Tr 2 3, A-544, to be rezoned from Rural / Agricultural (RA) to General Commercial (GC).  
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4. Consider with possible action on a Zoning Map Amendment Request for 16 acres of property located at Hwy 90 and Stilson Road, Property ID 129642, Dayton, TX 77535, legally described as Stilson-Hill, Lot 33 Tr 2 3, A-544, to be rezoned from Rural /

Agricultural (RA) to General Commercial (GC).

5. Public Hearing for a Zoning Map Amendment Request for a portion of property to be rezoned from Established Neighborhood (EN) to General Commercial (GC) with a Conditional Use Permit Request for fuel sales on 1.23 acres of property located at 1103 N Cleveland St, Property ID 262456, Dayton, TX 77535, legally described as Ldrmc Rural Health Urgent Care Clinic, Lot 2.  
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6. Consider with possible action on a Zoning Map Amendment Request for a portion of property to be rezoned from Established Neighborhood (EN) to General Commercial (GC) with a Conditional Use Permit Request for fuel sales on 1.23 acres of property located at 1103 N Cleveland St, Property ID 262456, Dayton, TX 77535, legally described as Ldrmc Rural Health Urgent Care Clinic, Lot 2.
7. Public Hearing for a Zoning Map Amendment Request for 2.9 acres of property located at 4870 FM 1960, Property ID 245257, Dayton, TX 77535, legally described as Plaza Plastics Highlands, Block 1, Lot 1 to be rezoned from Rural / Agricultural (RA) to Semi-Urban Residential (SU).  
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8. Consider with possible action on a Zoning Map Amendment Request for 2.9 acres of property located at 4870 FM 1960, Property ID 245257, Dayton, TX 77535, legally described as Plaza Plastics Highlands, Block 1, Lot 1 to be rezoned from Rural / Agricultural (RA) to Semi-Urban Residential (SU).
9. Consider with possible action on the waiver request for 2.9 acres of property located at 4870 FM 1960, Property ID 245257, Dayton, TX 77535, legally described as Plaza Plastics Highlands, Block 1, Lot 1 to deviate from Chapter 14 - Unified Development Code (UDC) Sec. 14.302.7 Lots.
10. Public Hearing for a Replat of Gulf Inland Logistics Park Rolke Road Street Dedication being 6.6884 acres of land out of the T.C. Railroad Co. Survey No.39, A-474 G.C. & S.F. Railroad Co. Survey No.35, A-465.
11. Consider with possible action a Replat of Gulf Inland Logistics Park Rolke Road Street Dedication being 6.6884 acres of land out of the T.C. Railroad Co. Survey No.39, A-474 G.C. & S.F. Railroad Co. Survey No.35, A-465.
12. Public Hearing for a Replat of Gulf Inland Logistics Park Riverbend Way Street Dedication being 7.80 acres of land out of the G. G. & S.F. Railroad Co. Survey No.35, A-465 Frank Humphrey Survey No.38, A-456.
13. Consider with possible action a Replat of Gulf Inland Logistics Park Riverbend Way Street Dedication being 7.80 acres of land out of the G. G. & S.F. Railroad Co. Survey No.35, A-465 Frank Humphrey Survey No.38, A-456.

14. Public Hearing for a Zoning Text Amendment request for various sections of Chapter 14 - Unified Development Code (UDC).
15. Consider with possible action the Zoning Text Amendment request for various sections of Chapter 14 - Unified Development Code (UDC).

**VI. Director's Report**

**VII. Adjourn**

*Executive Session Disclosure Statement: The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Section 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development).*

**I hereby certify that the above shown notice was posted at Dayton City Hall, 117 Cook Street and Dayton Community Center, 801 S Cleveland Street, Dayton, Texas 77535 by 5:00 PM on 5/1/2026.**

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**City of Dayton, Staff Representative**