



Agenda
Planning and Zoning Commission Meeting
801 S. Cleveland St., Dayton, TX 77535
Thursday, June 5, 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 Zoning Map Amendment from Rural / Agricultural (RA) to Business Park (BP) with a Conditional Use Permit request for Warehousing and Freight Movement on 15.019 acres of property located at FM 1960 & FM 686, Property ID 25254, Dayton, TX 77535, legally described as 000260 H&TC-127, Tract 3.
4. Consider with possible action the Zoning Map Amendment from Rural / Agricultural (RA) to Business Park (BP) with a Conditional Use Permit request for Warehousing and Freight Movement on 15.019 acres of property located at FM 1960 & FM 686, Property ID 25254, Dayton, TX 77535, legally described as 000260 H&TC-127, Tract 3.

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. Public Hearing for a Conditional Use Permit request for Big Box Retail Sales for 5.00 acres of property located at 2200 Hwy 146, Property ID 35643, Dayton, TX 77535, legally described as Brown & Sterling, Lot 4 Tr 56, Lot 5, Lot 10 Tr 13, Acres 54.0581; in the Industrial (IN) zoning district.
8. Consider with possible action the Conditional Use Permit request for Big Box Retail Sales for 5.00 acres of property located at 2200 Hwy 146, Property ID 35643, Dayton, TX 77535, legally described as Brown & Sterling, Lot 4 Tr 56, Lot 5, Lot 10 Tr 13, Acres 54.0581; in the Industrial (IN) zoning district.

VI. Plats

1. Consider with possible action approving the Preliminary Plat of Prosperidge Phase 1 Detention.
2. Consider with possible action approving the Final Plat of The Villages at Westpointe Section 5.

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 May 30, 2025 by 6:00 pm.

City of Dayton, Staff Representative