

**NOTICE OF MEETING OF THE GOVERNING BODY OF THE
CITY OF NAVASOTA, TEXAS
DECEMBER 21, 2020**

Notice is hereby given that a Special Meeting of the governing body of the City of Navasota will be held on the 21st of December, 2020 at 12:00 PM at the City Hall in the City Council Chambers, Room No. 161, located at 200 E. McAlpine Street, Navasota, Texas 77868 , at which time the following subjects will be considered, to wit:

To watch the City Council meeting live please visit the City of Navasota's Youtube here: <https://www.youtube.com/channel/UCltlx7BQt0TCIYJRiZ14g5w>

If you have any questions during the meeting please email them to council@navasotatx.gov or text 936-825-5557. Please ensure to provide your full name and home address.

If you prefer to call-in please dial +13462487799 and enter Meeting ID: 709 770 2250 #

To Join Meeting virtually please click link below:

<https://zoom.us/j/7097702250>

- 1 Call to Order.
- 2 Remarks of visitors: Any citizen may address the City Council on any matter. Registration forms are available on the podium and/or table in the back of the city council chambers. This form should be completed and delivered to the City Secretary by 5:45 p.m. Please limit remarks to three minutes. The City Council will receive the information, ask staff to look into the matter, or place the issue on a future agenda. Topics of operational concerns shall be directed to the City Manager.
- 3 Consideration and possible action on the second reading of Ordinance No.949-20, approving a conditional use permit application submitted by Cole TS Navasota TX LLC for the property located at 9320 Hwy 6 Loop S, Navasota, Grimes County, TX 77868 for the development of a greenhouse, a conditional use under B-2: General Business District, single structures/uses over 50,000 sf*. The property affected is legally described as Mclemore Shopping Center, Lot 1-R, Acres 4.67, (Tractor Supply).
- 4 Adjourn.

DATED THIS THE 18TH OF DECEMBER, 2020

/BS/

BY: BRAD STAFFORD, CITY MANAGER

I, the undersigned authority, do hereby certify that the above notice of meeting of the governing body of the CITY OF NAVASOTA, is a true and correct copy of said notice and that I posted a true and correct copy of said notice in the glass bulletin board, in the foyer, on the south side of the Municipal Building as well as in the bulletin board on the north side of the Municipal Building of the City of Navasota, Texas, a place convenient and readily accessible to the general public at all times, and said notice was posted on the 18th of December, 2020 at 09:56 AM and will remain posted continuously for at least 72 hours preceding the scheduled time of said meeting. Agendas may be viewed at www.navasotatx.gov.

The City Council reserves the right to convene in Executive Session at any time deemed necessary for the consideration of confidential matters under the Texas Government Code, Sections 551.071-551.084.

DATED THIS THE 18TH OF DECEMBER, 2020

/SMH/

BY: SUSIE M. HOMEYER, CITY SECRETARY

THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY SECRETARY'S OFFICE AT (936) 825-6475 OR (936) 825-6408 OR BY FAX AT (936) 825-2403.

**CITY OF NAVASOTA
CITY COUNCIL AGENDA**

AGENDA ITEM NO.: **3**

AGENDA DATE: December 21,
2020

PREPARED BY: Lupe Diosdado, Community Development
 Director

APPROVED BY: BS

ITEM: Consideration and possible action on the second reading of Ordinance No.949-20, approving a conditional use permit application submitted by Cole TS Navasota TX LLC for the property located at 9320 Hwy 6 Loop S, Navasota, Grimes County, TX 77868 for the development of a greenhouse, a conditional use under B-2: General Business District, single structures/uses over 50,000 sf*. The property affected is legally described as Mclemore Shopping Center, Lot 1-R, Acres 4.67, (Tractor Supply).

ITEM BACKGROUND:

Tractor Supply is planning an expansion of services to its current facility. The proposed improvements includes a drive-thru lane and greenhouse. per B-2 Zoning District a Conditional Use Permit is required to allow for the development of a greenhouse. A site plan and building elevations are attached for your review and consideration.

BUDGETARY AND FINANCIAL SUMMARY:

none

STAFF RECOMMENDATION:

Staff recommends approval of the second reading of Ordinance No.949-20, approving a conditional use permit application submitted by Cole TS Navasota TX LLC for the property located at 9320 Hwy 6 Loop S, Navasota, Grimes County, TX 77868 for the development of a greenhouse, a conditional use under B-2: General Business District, single structures/uses over 50,000 sf*. The property affected is legally described as Mclemore Shopping Center, Lot 1-R, Acres 4.67, (Tractor Supply).

ATTACHMENTS:

1. Ordinance No. 949-20
2. Exhibit "A" Site Plan

ORDINANCE NO. 949-20

AN ORDINANCE OF THE CITY OF NAVASOTA, TEXAS, AMENDING THE OFFICIAL ZONING MAP GRANTING A CONDITIONAL USE PERMIT FOR THE 4.67 ACRE TRACT LOCATED AT 9320 HWY6 LOOP S, NAVASOTA, TX 77868 LEGALLY DESCRIBED AS (MCLEMORE SHOPPING CENTER, LOT 1-R, (TRACTOR SUPPLY)); PROVIDING FOR CONDITIONS RELATED TO THE CONDITIONAL USE PERMIT

BE IT ORDAINED BY THE CITY OF NAVASOTA, THE OFFICIAL ZONING MAP BE AMENDED IN THE FOLLOWING MANNER:

SECTION 1. That Official Zoning Map of the City of Navasota, Texas, is hereby amended to grant a CONDITIONAL USE PERMIT to COLE TS NAVASOTA TX LLC. for development of a greenhouse on the 4.67 Acre tract located at 9320 Hwy 6 Loop S, Navasota, TX 77868 legally described as (MCLEMORE SHOPPING CENTER, LOT 1-R, (TRACTOR SUPPLY)), (hereinafter "Property") in accordance with the City of Navasota adopted Building Codes, Zoning Ordinance, and other applicable ordinances and regulations. This Property is located in the B-2 General Business District, single structures/uses over 50,000 sf* and requires the approval of a Conditional Use Permit for development of a greenhouse use.

SECTION 2. The development of the Property shall be in accordance with the following special conditions, restrictions and regulations:

- a) The development shall be in conformance with the Site Plan, attached hereto as Exhibit "A"
- b) The property and its use shall comply with all ordinances and codes of the City of Navasota;

SECTION 3. Upon holding a properly notified public hearing, the City Council may amend, change, or rescind the Conditional Use Permit granted by this Ordinance if:

- a) There is a violation and conviction of any of the provisions of this Ordinance, or any ordinance of the City of Navasota, that occurs on the Property;
- b) There is a violation of any provision of the terms and conditions of the Conditional Use Permit granted by this Ordinance; or
- c) As otherwise permitted by law and/or Navasota's Zoning Ordinance, as it exists or may be amended.

SECTION 4. This Ordinance shall take effect as provided by the Charter of the City of Navasota, Texas and applicable law.

PASSED AND APPROVED ON FIRST READING THIS THE 14TH DAY OF DECEMBER, 2020.

BERT MILLER, MAYOR

ATTEST:

SUSIE M. HOMEYER, CITY SECRETARY

PASSED AND APPROVED ON SECOND READING THIS THE 21ST DAY OF DECEMBER 2020.

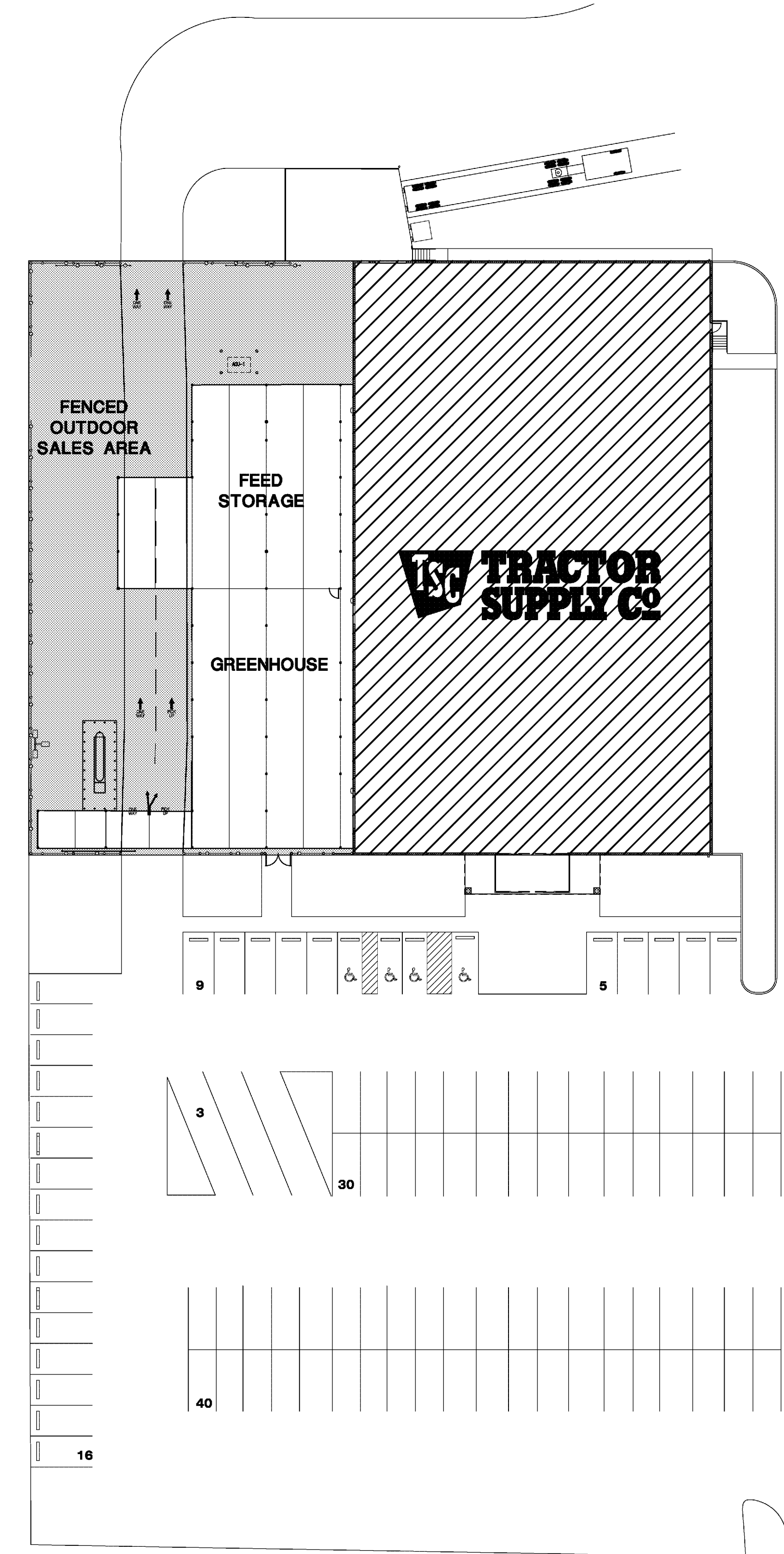
BERT MILLER, MAYOR

ATTEST:

SUSIE M. HOMEYER, CITY SECRETARY

Exhibit "A"

Property Owner:	Cole TS Navasota TX LLC
Property ID:	R69604
Map Number:	68 N22
Lot Size:	4.67 acres
Zoning:	B2
Use:	Retail / Mercantile
Building Area Ex.:	22,532 sq. ft.
Building Area New:	7,453 sq. ft.



SITE PLAN
1" = 30'

onyx|creative

25001 Emery Road, Suite 400
Cleveland, Ohio 44128
216.273.3200 onyxcreative.com

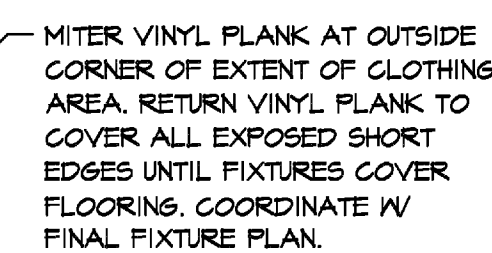
02/21/2020

Design and construction documents are instruments of service and shall remain the property of Onyx Creative. The use of this design and these construction documents for purposes other than the specific project named herein is strictly prohibited without expressed written consent of Onyx Creative.

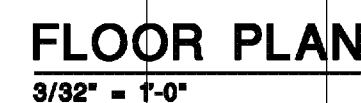


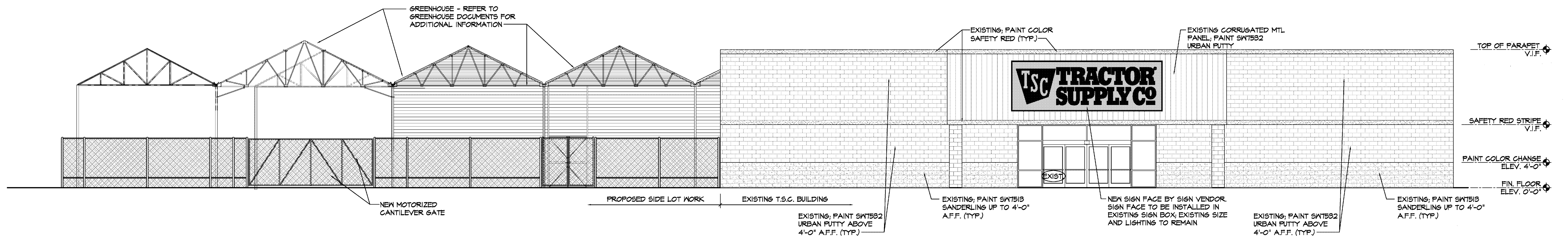
SIDE LOT PROJECT
STORE #1130
9320 N HWY 6 LOOP
NAVASOTA, TX 77868

Project No:	17978
Drawn By:	
Date	Issue
11-09-20	END PERMIT

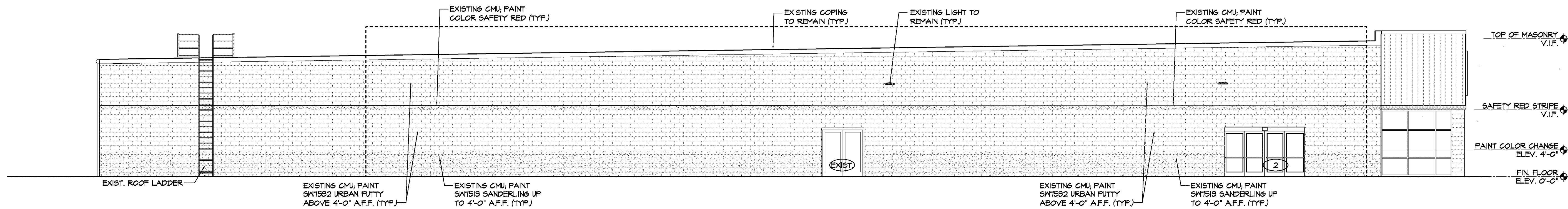


N.T.S.

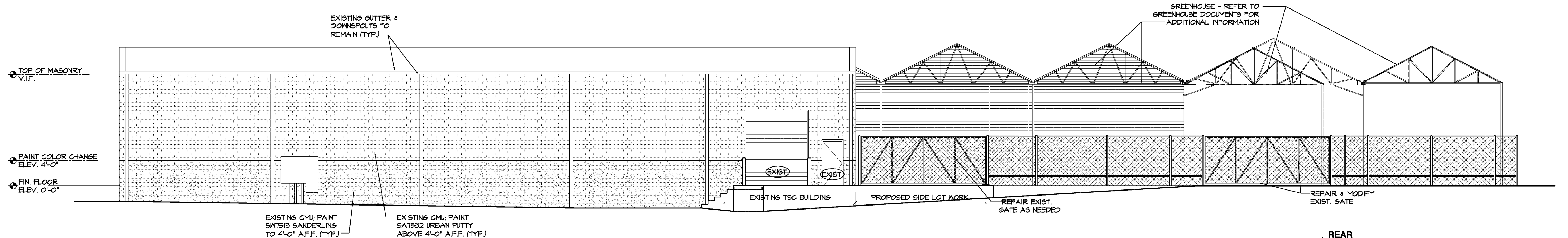




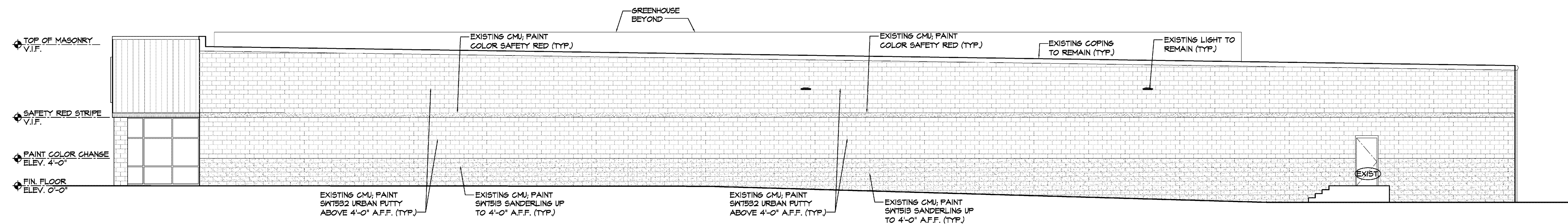
1 FRONT EXTERIOR ELEVATION
1/8" = 1'-0"



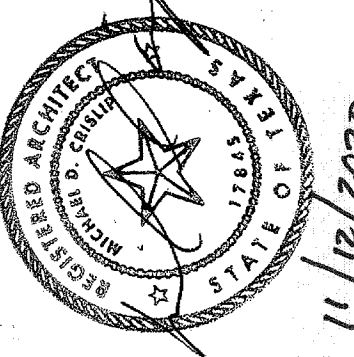
2 GREENHOUSE SIDE EXTERIOR ELEVATION
1/8" = 1'-0"



3 REAR EXTERIOR ELEVATION
1/8" = 1'-0"



4 SIDE EXTERIOR ELEVATION
1/8" = 1'-0"



Design and construction documents are prepared by Onyx Creative. The use of this design and these construction documents for purposes other than the specific project named herein is strictly prohibited without expressed written consent of Onyx Creative.



SIDE LOT PROJECT

STORE #1130
9320 N HWY 6 LOOP
NAVASOTA, TX 77868

Project No: 17978
Drawn By:
Date: 11-09-20 Issue: BID-PERMIT