

**MINUTES  
PLANNING AND ZONING COMMISSION  
OF THE CITY OF NAVASOTA, TEXAS  
AUGUST 8, 2019**

The members of the Navasota Planning and Zoning Commission met at Navasota City Hall, City Council Chambers, located at 200 E. McAlpine Street at 6:00 p.m., Navasota, Texas on the above date with the following being present:

Dia Copeland  
Randy Peters  
Carolyn Katkoski  
James Harris  
Patty Tokoly  
John Walla  
Sarah Korpita

Thus, constituting a quorum:

**STAFF PRESENT:** Josh Fultz, City Council; Brad Stafford, City Manager; Luke Cochran, City Attorney; Lupe Diosdado, Community Development Director; Kristopher Gruver, Community Outreach Specialist; Jonathan Sosebee, Economic Development Specialist; Sara Kemp, Administrative Assistant; Kathrine Thogersen, Deputy City Secretary;

**VISITORS:** See visitor sign in sheet.

1. **Call to Order:** The meeting was called to order at 6:00pm.
2. **Remarks of visitors: Any citizen may address the Planning and Zoning Commission on any matter. Registration forms are available on the table. This form should be completed and delivered to the City staff by 5:45 p.m. Please limit remarks to three minutes. The Planning and Zoning Commission will receive the information, ask staff to look into the matter, or place the issue on a future agenda:** There were no remarks of visitors.
3. **Conduct a public hearing for the purpose of receiving public comments and testimony regarding a zoning change application submitted by Jon & Janice Crouch, changing the current zoning from R-1B: medium density, single dwelling unit, quarter acre lot, residential district and Overlay District to B-1: General Business District for the property legally described as Jones, Block 1, Lot 3, located in Navasota, Grimes County, Texas, for the development of a Taco Bell Restaurant:** The public hearing was opened at 6:01pm. City Staff presented the submittals. Dwayne Kostiha presented the zoning change submittals. Ricky Rios, Kevin Homeyer, Diane Ward, Kathleen Terrell, Steven Tokoly, Lisa Binford, Justin

Meyers, Kelly Austin, Michelle Boes, and Lauren Julian spoke against the proposed zoning change sharing concerns for traffic, noise, trash, lighting, operating hours and maintaining the residential quality of life in the neighborhood. The public hearing was closed at 6:37pm.

4. **Consideration and possible action changing the current zoning from R-1B: medium density, single dwelling unit, quarter acre lot, residential district and Overlay District to B-1: General Business District for the property legally described as Jones, Block 1, Lot 3, located in Navasota, Grimes County, Texas, for the development of a Taco Bell Restaurant:** Dia Copeland made a motion to deny the proposed zoning change, Patty Tokoly seconded the motion, with Randy Peters, John Walla and Sarah Korpita voting AYE and James Harris and Carolyn Katkoski voting NAY the motion carries.
5. **Consideration and possible action, amending Chapter 14 Zoning, Exhibit A Zoning Ordinance, Appendix A-1, Washington Overlay District:** Sarah Korpita made a motion to deny the proposed zoning amendment, Randy Peters seconded the motion. With all members present voting AYE the motion carries.
6. **Discussion relating to the City of Navasota's zoning public hearing notification process and requirements:** City Staff presented the submittals, during the discussion the Planning and Zoning Commission tasked staff to draft easier to read non legal language for both ads and letters, increase the notification distance for public hearings from 200 feet to 500 feet, and to now include a sign on the property notifying of the date and time of a public hearing. The proposed sign must match City Council's sign ordinance public hearing sign.
7. **Consideration and possible action on approval of the meeting minutes for July 11, 2019 and July 25, 2019 as presented:** Dia Copeland made a motion to approve the meeting minutes and presented, Sarah Korpita seconded the motion. With all members present voting AYE the motion carries.
8. **Adjourn:** The meeting was adjourned at 6:55pm

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**RANDY PETERS, CHAIRMAN**

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**JOHN WALLA, VICE CHAIRMAN**