

**PUBLIC HEARING
PLANNING AND ZONING COMMISSION
CITY OF GRAYSON
MONDAY, December 12, 2022
7:00 PM**

CONVENING OF COMMISSION

PLEDGE OF ALLEGIANCE

OPENING REMARKS

MINUTES:

Approval of the minutes of the September 12, 2022, Planning and Zoning Commission meeting.

PUBLIC HEARING:

- Zoning Ordinance Amendment Changes

1. In accordance with Article XI District Regulations, Section 1100: General Use Regulations, Table of Permitted and Special Uses of the Grayson Zoning Ordinance, Special Events/Banquet Facility or Rental is not a permitted use in the OI Zoning District and requires a Special Use Permit in the C-1 Zoning District. Since a special events center is truly a cultural use, it should be a permitted use by right in both OI and C-1 Zoning Districts.

2. We inadvertently left Single-Family Detached Dwellings off the table in Article XI District Regulations, Section 1100: General Use Regulations, Table of Permitted and Special Uses of the Grayson Zoning Ordinance. Single-Family Detached Dwellings have been added as permitted uses in R-100, R-100 Modified, CS, and RM Zoning Districts.

- COC 22-02 on 2037 Rosebud Rd - the applicant intends to use subject property as a medical office to provide optometric and optical services but is currently limited by zoning conditions that limits the property's use to a professional counseling office.
- VAR 22-03 for 2037 Rosebud Rd – The applicant is requesting a variance in Article X Building Design Section 1003.4, F.1(a), which prohibits the painting of brick.

CITIZEN INPUT:

REPORTS:

ADJOURNMENT: