City of Nevada
Planning & Zoning Commission
Meeting Agenda
July 28, 2026
7:00PM, City Hall

Roll Call:

Planning & Zoning Commission:

Chairman – Russell Newton
Commissioner – Rex Adams
Commissioner – Travis Wilson
Commissioner – Anthony Moschella

Alternate Commissioner - *Vacant*
Alternate Commissioner - *Vacant*
Alternate Commissioner - *Vacant*

Regular Meeting:

1. **Call to Order and Declaration of Quorum**

- Time:

2. **Public Comment**

- Citizens are invited to address the meeting with public comments. Comments regarding items for which notice has not been given will be limited to three minutes. Responses shall be in accordance with Sec. 551.042 of the Texas Government Code. Comments regarding an item on the agenda may be given before or during discussion of that item when recognized by the Chair. An intentional act intended to disrupt a government meeting is a violation of law.

Consent Agenda: Action Items

3. **Approval of Meeting Minutes of the previous Planning & Zoning Commission Meeting.**

- Previous Meeting Date: June 16, 2026

Regular Agenda

4. ***Informational Report*** **– Receive an update from the EDC President regarding the progress and status of the Retail Strategies development project. –** ***No Action Required.***

5. **Public Hearing – Zoning Map Amendment**

- Conduct a public hearing to receive comments and consider amending the official zoning map of the City of Nevada by changing the zoning classification of approximately 0.42 acres located at 102 Center Street (NEVADA OUTLOTS (CNV), LOT 40B). The property is currently designated as "No Zoning Established". The applicant Benito Ponce is requesting that the property be rezoned to "Neighborhood Services" to allow the establishment of a hobby card trading shop.
- Time In:

  Time Out:

6. **Deliberate and take any action deemed appropriate regarding the requested zoning change to Neighborhood Services for the property located at 102 Center Street, Nevada, Texas 75173.**

7. Future Agenda Items

- Future agenda items shall be designated by the Planning & Zoning Chairman. In addition, a motion and a second from any two P&Z Commissioners shall be sufficient to add an agenda item for a future meeting. Staff and legal counsel shall obtain prior approval from the Chairman before requesting an item be placed on a future agenda.

8. Executive Session

- Time:

9. Regular Session: Reconvene from Executive Session –

- Time:

10. If required, take any action deemed necessary as the result of any executive session deliberations.

- Action:

11. Adjournment

- Time:

Certification

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting, the Planning & Zoning Commission reserves the right to adjourn into executive session on any of the above-posted agenda items in accordance with the sections 551.071 [litigation and certain consultation with attorney], 551.072 [acquisition of an interest in real property], 551.073 [contract for gift to City], 551.074 [certain personnel deliberations] or 551.076 [deployment/ implementation of security personnel or devices]. The City of Nevada is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request.

Please contact the City Secretary's Office at (469) 788-7473 for additional information or accommodation requests.

Attendance by Other Elected or Appointed Officials: It is anticipated that members of other city boards, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the other boards, commissions and/or committees shall not deliberate or decide any matters relating to items listed on this agenda and no minutes shall be prepared.

A member or member of the government body holding this meeting may attend via videoconference pursuant to the provisions of Tex. Gov't Code 551.127. In the event that a member or members of the government body holding this meeting attends via videoconference, a quorum of the government body holding this meeting will be physically present at the location identified above.

I certify that the above agenda for this meeting of the Planning & Zoning Commission of the City of Nevada, Texas, was posted on the bulletin board at City Hall, in Nevada, Texas (424 E FM 6 Nevada, TX. 75173), **Wednesday, July 22, 2026**, by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

Lana Carroll

Lana Carroll, Assistant City Secretary