AGENDA

CITY OF NEVADA
424 E FM 6 NEVADA, TX 75173 | 972-853-0027

AGENDA

PLANNING & ZONING COMMISSION

Tuesday, January 20, 2026

7:00PM at City Hall

Chairman – Russell Newton

Commissioner – Judy Hudson
Commissioner – Rex Adams
Commissioner – Travis Wilson
Commissioner – VACANT
Commissioner (Alternate)
Commissioner (Alternate)

REGULAR MEETING

1. Call to Order and Declaration of Quorum for the Planning and Zoning (P&Z) Commission.
   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

3. Approval of Previous Meeting's Minutes – December 16, 2025

REGULAR AGENDA

4. **Deliberation and take any appropriate action on proposed revisions to the current Zoning Map for the City of Nevada.**
   Summary: The Planning and Zoning Commission to discuss proposed revision on updating the current Zoning Map to reflect the current Future Zoning Map for the City of Nevada.

FUTURE AGENDA ITEMS

5. *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 counsel shall have prior consent of the Chairman to add an agenda item for a future meeting.*

   1.
   2.
   3.
   4.
   5.

   As authorized by Section 551.071 (2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

6. **Executive Session –**
   Time:

7. **Regular Session: Reconvene from Executive Session –**
   Time:

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

9. **Adjournment/Closing –**
   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 call the City Secretary at (469) 788-7473 for information.**

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 and Zoning Commission of the City of Nevada, Texas, was posted on the bulletin board at City Hall, in Nevada, Texas, **Wednesday, January 14, 2026**, by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

Heather Schell

Heather Schell, City Secretary

AGENDA ITEM #3

CITY OF NEVADA
424 E FM 6 NEVADA, TX 75173 | 972-853-0027

MINUTES

PLANNING & ZONING COMMISSION

Tuesday, December 16, 2025
7:00PM at City Hall

Planning & Zoning Chairman – Russell Newton

Commissioner – Judy Hudson
Commissioner – Rex Adams
Commissioner – Travis Wilson
Commissioner – VACANT
Commissioner (Alternate)
Commissioner (Alternate)

City Staff:
Heather Schell, City Secretary
Jim Shepherd, City Attorney,
Chris Donnan, City Engineer

Citizens:
Rateb Alssmadi, Kinan Nadar, Taylor Holmes, Bryan Moody, Chris Strickland, Willie Sesley

REGULAR MEETING

1. **Call to Order and Declaration of Quorum-**
   Time: 7:10PM

   Commissioner Judy Hudson was not present.

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.

   No Public Commentary.

CONSENT AGENDA: ACTION

3. **Approval of Previous Meeting Minutes – October 21, 2025**
   Commissioner Rex Adams made a motion to approve the meeting minutes as written. Commissioner Travis Wilson seconded the motion. Motion carried unanimously.

REGULAR AGENDA

4. **Public Hearing – A Public Hearing will be held by and before the Planning and Zoning Commission of the City of Nevada, Texas on the 16th day of December 2025 at 7:00 o'clock PM at Nevada City Hall, 424 E. FM 6 Nevada, Texas 75173, to consider matters related to the new Texas statue requiring all municipalities to allow manufactured housing within at least one residential zoning district of the city.**

   Chairman Russell Newton explained to the Commission and public the options available for manufactured housing. At this point in time, we are considering two options. The Commission previously identified the one quarter acre lots in the downtown area. Secondly, the law and regulations allow us to create a new zoning specifically for manufactured housing. Those are the two items we will be considering tonight.

   City Attorney Jim Shepherd expanded on the details that the law requires a place available for manufactured housing. The city will not have complied with the new state law until you have zoned property for manufactured housing.

   Willie Sesley spoke and was interested in whether his property would qualify for manufactured housing.

5. **Deliberate and take any appropriate action recommending amendments to the City's Comprehensive Zoning Ordinance to comply with the new Texas statute requiring all municipalities to allow manufactured housing within at least one residential zoning district.**
   Commissioner Rex Adams made a motion to go with the quarter acre that was already discussed in the downtown area. Commissioner Travis Wilson seconded the motion. Motion carried unanimously.

6. **Deliberate and take any appropriate action on approving the Preliminary Plat for Greenwood MUD District No. 1 of Collin County being 148.67 Acres out of the James Osgood Survey, Abstract No. 673, Collin County, Texas.**
   Commissioner Travis Wilson made a motion to approve of conditions and a letter from Collin County with approval or denial. Commissioner Rex Adams seconded the motion. Motion carried unanimously.

FUTURE AGENDA ITEMS

7. *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 counsel shall have prior consent of the Chairman to add an agenda item for a future meeting.*

   1. Discuss Zoning/Zoning Map
   2.
   3.
   4.
   5.

As authorized by Section 551.071 (2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

8. **Executive Session -**
   Time: N/A

9. **Regular Session: Reconvene from Executive Session -**
   Time: N/A

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

11. **Adjournment/Closing –**
    Time: 7:49PM

_____

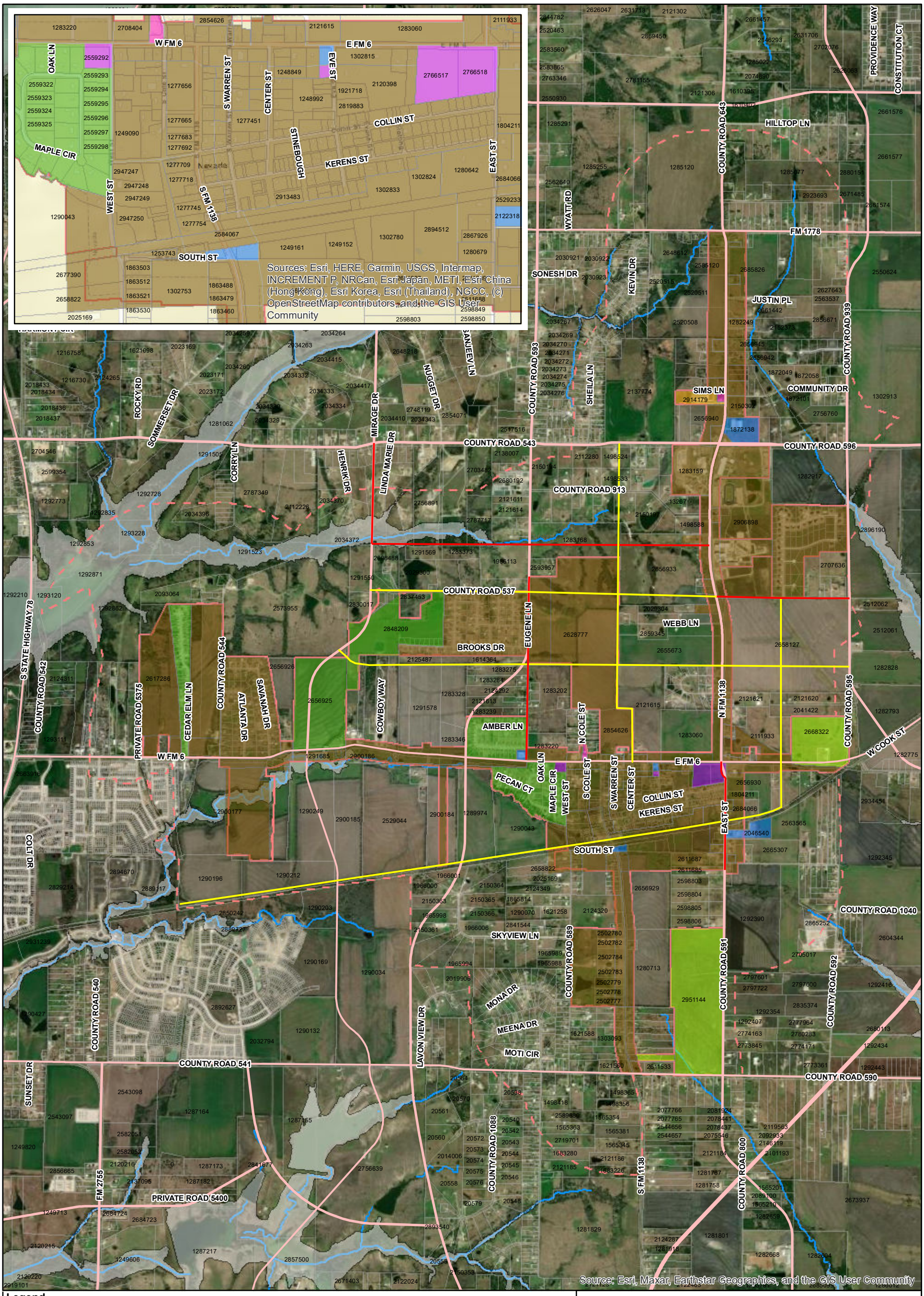
Russell Newton, Chairman

Attest:

_____

Heather Schell, City Secretary

AGENDA ITEM #4



Legend

Zoning Districts
- No Zoning Established
- Single Family (1 ac)
- Single Family (1/2 ac)
- Commercial Corridor
- Community Retail
- Neighborhood Service
- Light Industrial

Nevada Thoroughfare Plan
- Arterial
- Collector

Collin County Thoroughfare Plan
- Freeway
- Major Arterial
- Principal Arterial

- Nevada City Limits
- Nevada ETJ
- Parcels
- FEMA Zone AE
- FEMA Zone A
- FEMA Stream

N

0 2,400 4,800 Feet

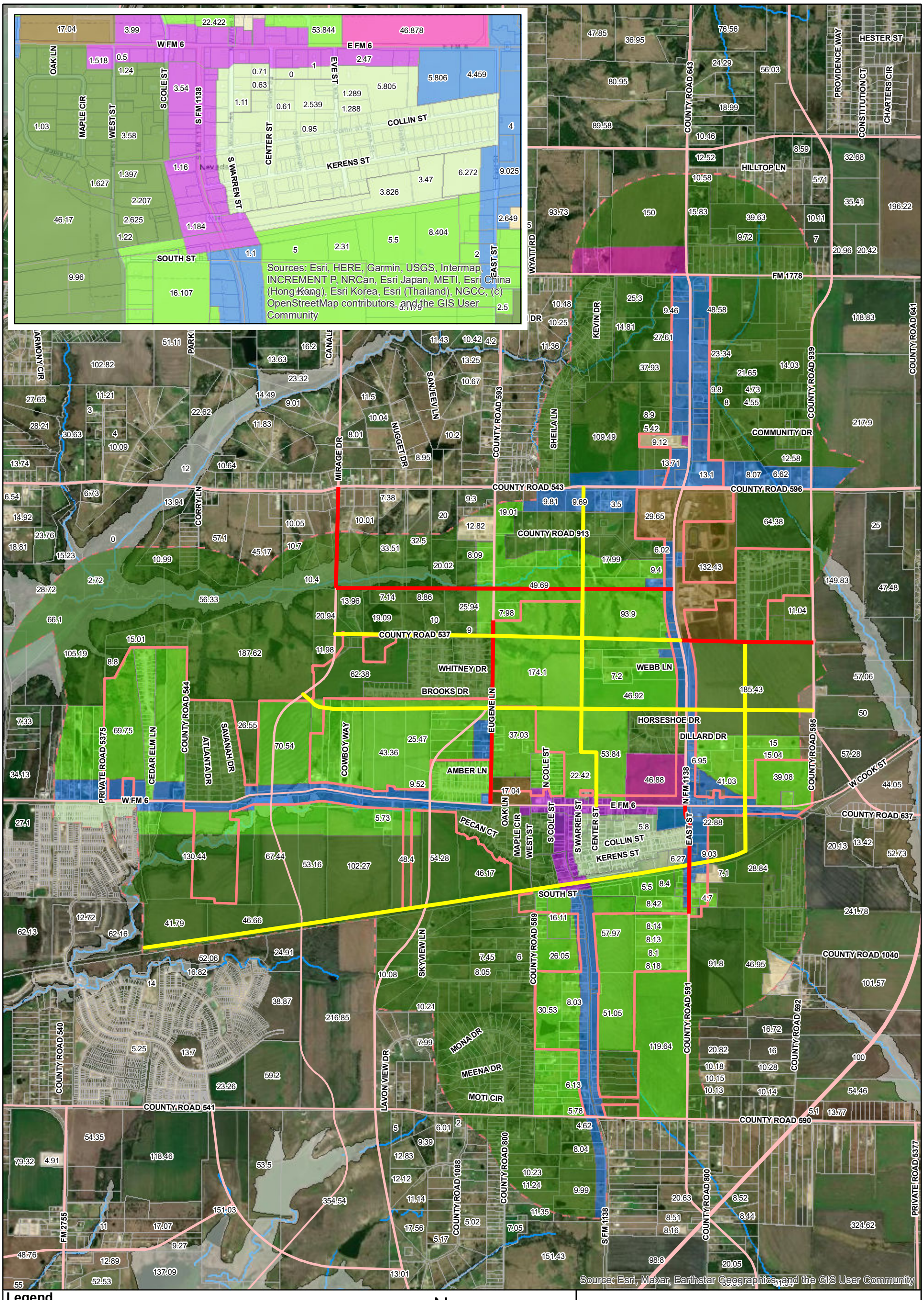
Zoning Map

Nevada, Texas

HAYTER ENGINEERING
Practical Infrastructure Solutions

Hayter Engineering, Inc.
4445 SE Loop 286
Paris, TX 75460
www.haytereng.com
TxEng F-315 TxSurv F-10028600

September 2025	PROJECT NO.: 385006	EXHIBIT 2



Legend

Future Land Use
- Single Family (1/4 ac)
- Single Family (1/2 ac)
- Single Family (1 ac)
- Commercial Corridor
- Community Retail
- Neighborhood Service
- Light Industrial
- Public Land/Institution

Nevada Thoroughfare Plan
- Arterial
- Collector

Collin County Thoroughfare Plan
- Freeway
- Major Arterial
- Principal Arterial

- Nevada City Limits
- Nevada ETJ
- FEMA Zone AE
- FEMA Zone A
- FEMA Stream

N

0 2,400 4,800 Feet

Future Land Use Map

Nevada, Texas

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TxEng F-315 TxSurv F-10028600

September 2025 | PROJECT NO.: 385006 | EXHIBIT 3

FUTURE AGENDA ITEMS

EXECUTIVE SESSION