AGENDA

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

AGENDA

PLANNING & ZONING COMMISSION

Tuesday, October 21, 2025

7:00PM at City Hall

Chairman – Russell Newton

Commissioner – Judy Hudson	Commissioner – VACANT
Commissioner – Rex Adams	Commissioner (Alternate)
Commissioner – Travis Wilson	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 – September 16, 2025

REGULAR AGENDA

4. **Deliberation and take any appropriate action on approving the Preliminary Plat for Keep Safe Storage Addition located at 551 E. FM 6, a 1.457-acre tract in the James Osgood Survey, Abstract No. 673, City of Nevada, Collin County, Texas.**
   Summary: City Engineer Chris Donnan with Hayter Engineering has reviewed the Preliminary Plat for the Keep Safe Storage Addition and provided a Letter of Recommendation with conditions. The Planning and Zoning Commission will consider approval of the Preliminary Plat for the Keep Safe Storage Addition, located at 551 E. FM 6, within the City of Nevada. The proposed plat consists of approximately

1.457 acres and is intended for development as a storage facility with an accompanying retail space. The Planning and Zoning Commission will prepare recommendations for the City Council for consideration.

5. **Deliberate and take any appropriate action to confirm compliance with new Texas statute regarding zoning changes allowing manufactured housing in one or more residential zoning districts and mark the city zoning map as required by the statute.**
   Summary: The Planning and Zoning Commission will review the recently enacted Texas statute requiring municipalities to allow manufactured housing within the city limits. The Commission will determine the most appropriate residential zoning district for this allowance and will prepare formal recommendations for City Council consideration.

6. **Deliberation and take any appropriate action to approve the new Fence Ordinance for the City of Nevada.**
   Summary: The Planning and Zoning Commission reviewed and discussed the proposed revisions to the existing Fence Ordinance. The Commission will prepare recommendations for the City Council to consider and take appropriate action on the adoption of the updated Fence Ordinance.

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.
   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:

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

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

11. **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, October 15, 2025**, by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

Heather Schell

Heather Schell, City Secretary

CITY OF NEVADA TEXAS

AGENDA ITEM #3

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

MINUTES

PLANNING & ZONING COMMISSION

Tuesday, September 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

Citizens:
Bruce Mathews, Creatha Mathews, Bart Carroll, James Gracy

REGULAR MEETING

1. **Call to Order and Declaration of Quorum-**
   Time: 7:07PM

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 – August 19, 2025**
   Commissioner Judy Hudson made a motion to approve the meeting minutes as written. Commissioner Travis Wilson seconded the motion. Motion carried.
   YAY: Hudson, Wilson, Newton
   NAY: Adams
   Motion passed 3:1

REGULAR AGENDA

4. **Deliberation and take any appropriate action on approving the Preliminary Plat for South Meadow Estates, 150 Residential Lots located in the John W. Foote Survey, Abstract No. 312, City of Nevada, Collin County, Texas.**
   Commissioner Judy Hudson made a motion to approve the agreement as written with the addition of the recommendation from Hayter Engineering. Commissioner Travis Wilson seconded the motion. Motion carried unanimously.

5. **Deliberate and take any appropriate action to confirm compliance with new Texas statute regarding zoning changes allowing manufactured housing in one or more zoning districts, and marking the city zoning map as required by the statute.**
   Commissioner Rex Adams made a motion to accept manufactured housing in our Light Industrial Zoning District. Commissioner Travis Wilson seconded the motion. Motion carried unanimously.

6. **Deliberation and take any appropriate action regarding proposed revisions and replacement for a new Fence Ordinance for the City of Nevada.**
   The Commission deliberated on the proposed amendments to the Fence Ordinance and provided the following updates:

   All the fences currently in this document will be available to anyone within Nevada City limits.

   Took out with exception of Residential Platted Subdivision.

   Commissioner Travis Wilson made a motion to accept the four rail fences. Commissioner Judy Hudson seconded the motion. Motion carried.
   YAY: Wilson, Hudson, Newton
   Nay: Adams
   Motion passed 3:1

   With the exception of the four-rail pipe fence goes away.

   Side Yard/Rear Yard – 8ft maximum.

   Front Yard – No front yard fences in platted subdivision from front elevation of home to property line or street right-of-way.

   Cattle Panel fences allowed in plated subdivision within city limits, not in front yard and up to 8ft maximum.

   Remove Section 11, Item E.

   Chairman Russell Newton made a motion to table Agenda Item 6, for final review at next meeting.

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. Fence Ordinance
   2. 551 E. FM 6 Preliminary Plat
   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: 8:35PM

_____

Russell Newton, Chairman

Attest:

_____

Heather Schell, City Secretary

AGENDA ITEM #4

HAYTER®
ENGINEERING

Don Deering, Mayor
City of Nevada
424 FM 6
Nevada, TX 75173

October 14, 2025

RE: Keep Safe Storage Addition – Preliminary Plat
HEI Job Number 385001-86.64

Dear Mayor Deering,

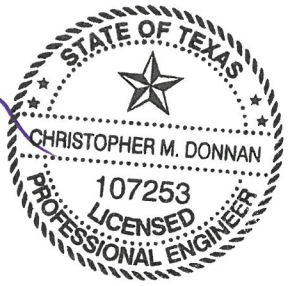
Hayter Engineering has reviewed the Keep Safe Storage Addition Preliminary Plat. Our review was for general conformance and shall not relieve the developer or the developer's surveyor or design engineer of full responsibility for the adequacy and integrity of the survey and design, or for conformance to Local, State, and Federal codes.

Construction plans and specifications were not submitted and as such Hayter Engineering's review was of the preliminary plat only. After review, Hayter Engineering recommends that the Keep Safe Storage Addition Preliminary Plat be approved with the following conditions:

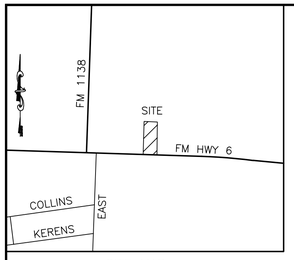
1. Please provide a closure report (Subdivision Ordinance 17).
2. Please show the city limit boundary on this plat (Subdivision Ordinance 17 (1) (b)).
3. Please show existing structures and driveways (Subdivision Ordinance 17 (1) (b)).
4. Please show any existing underground franchise utilities (Subdivision Ordinance 17 (1)(c)).
    a. There appears to be an AT&T pedestal in front of the subject tract.
5. This site will most likely require a detention pond. As such, please place this proposed pond within a drainage easement (Subdivision Ordinance 17 (2) (f)).
6. It is unclear how drainage will move through the site; however, it may be beneficial to denote the "24' Fire Lane, Access & Utility Easement" a drainage easement as well (Subdivision Ordinance 17 (2) (f)).
7. Please show and label side and rear yard setbacks (Subdivision Ordinance 17 (2) (g)).
8. A TxDOT Driveway Permit will be required for new or improved drive onto FM 6 (Subdivision Ordinance 17 (2) (h)).
9. Please submit engineering plans for review and approval prior to the preparation and the final plat (Subdivision Ordinance Section 17 (3)).
10. Please update the approval block to read "Approved for Preparation of Final Plat". Please also remove the "Accepted" line (Subdivision Ordinance 17 (6)).

If you have any questions regarding this replat, please do not hesitate to call (903.785.0303) or email (cdonnan@haytereng.com).

HAYTER ENGINEERING, INC.



Christopher M. Donnan, P.E., CFM
Principal/Project Manager



SITE MAP
NOT TO SCALE

"Recommended for Approval"

_____ _____
Chairman, Planning and Zoning Commission Date
City of Nevada, Texas

"Approved"

_____ _____
Mayor, City of Nevada, Texas Date

"Accepted"

_____ _____
Mayor, City of Nevada, Texas Date

The undersigned, the City Secretary of the City of Nevada, Texas, hereby certifies that the foregoing plat of KEEP SAFE STORAGE ADDITION an addition to the City of Nevada, Collin County, Texas was submitted to the City Council on the _____ day of _____, 20___, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public placed, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this _____ day of _____, A.D., 20___.

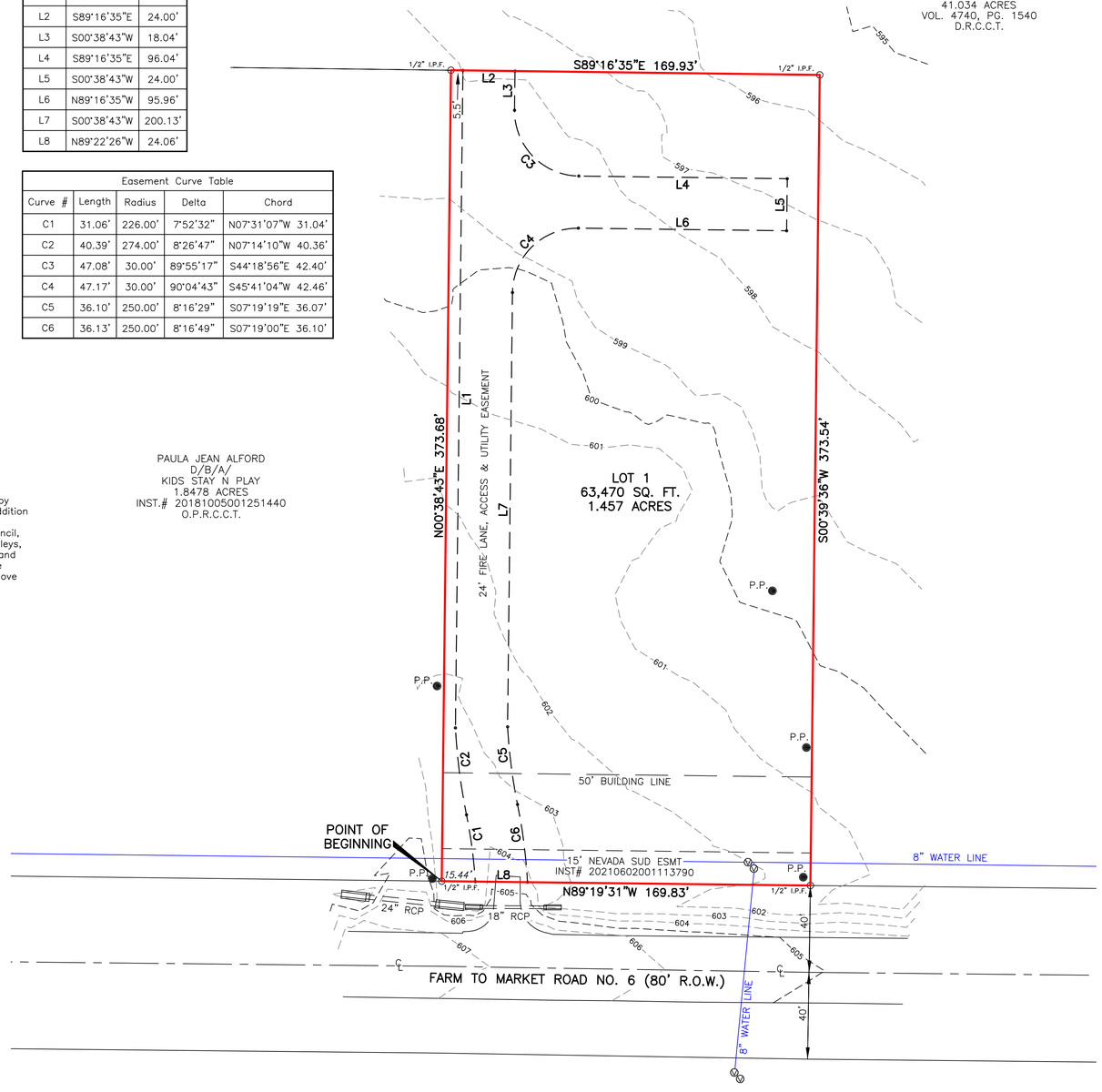
_____
City Secretary
City of Nevada, Texas

Easement Line Table		
Line #	Direction	Length
L1	N00°38'43"E	302.99'
L2	S89°16'35"E	24.00'
L3	S00°38'43"W	18.04'
L4	S89°16'35"E	96.04'
L5	S00°38'43"W	24.00'
L6	N89°16'35"W	95.96'
L7	S00°38'43"W	200.13'
L8	N89°22'26"W	24.06'

Easement Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	31.06'	226.00'	7°52'32"	N07°31'07"W 31.04'
C2	40.39'	274.00'	8°26'47"	N07°14'10"W 40.36'
C3	47.08'	30.00'	89°55'17"	S44°18'56"E 42.40'
C4	47.17'	30.00'	90°04'43"	S45°41'04"W 42.46'
C5	36.10'	250.00'	8°16'29"	S07°19'19"E 36.07'
C6	36.13'	250.00'	8°16'49"	S07°19'00"E 36.10'

PAULA JEAN ALFORD
D/B/A/
KIDS STAY N PLAY
1.8478 ACRES
INST.# 20181005001251440
O.P.R.C.C.T.

WILLIAM SCOTT SMITH
41.034 ACRES
VOL. 4740, PG. 1540
D.R.C.C.T.



GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

Whereas, James Barton Carroll and Karla Carroll are the owners of a tract of land situated in the James Osgood Survey, Abstract No. 673, Collin County, Texas and being all of a 1.455 acre tract of land conveyed to James Barton Carroll and Karla Carroll, by deed recorded in Instrument No. 20200827001425690, Official Public Records, Collin County, Texas and being more particularly described as follows:

Beginning at a 1/2" iron pin found on the north right-of-way line of Farm to Market Road No. 6 (80' R.O.W.), being the southwest corner of said 1.455 acre tract and the southeast corner of a 1.8478 acre tract of land conveyed to Paula Jean Alford, by deed recorded in Instrument No. 20181005001251440, Official Public Records, Collin County, Texas;

Thence North 00°38'43" East, along the west line of said 1.455 acre tract and the east line of said 1.8478 acre tract, a distance of 373.68 feet to a 1/2" iron pin found, being the northwest corner of said 1.455 acre tract, the northeast corner of said 1.8478 acre tract and on a south line of a 41.034 acre tract of land conveyed to William Scott Smith, by deed recorded in Volume 4140, Page 1540, Deed Records, Collin County, Texas;

Thence South 89°16'35" East, along the north line of said 1.455 acre tract and a south line of said 41.034 acre tract, a distance of 169.93 feet to a 1/2" iron pin found, being the northeast corner of said 1.455 acre tract and a reentrant corner of said 41.034 acre tract;

Thence South 00°39'36" West, along the east line of said 1.455 acre tract and a west line of said 41.034 acre tract, a distance of 373.54 feet to a 1/2" iron pin found on the north right-of-way line of Farm to Market Road No. 6 (80' R.O.W.), being the southeast corner of said 1.455 acre tract and a southwest corner of said 41.034 acre tract;

Thence North 89°19'31" West, along the north right-of-way line of Farm to Market Road No. 6 (80' R.O.W.) and the south line of said 1.455 acre tract, a distance of 169.83 feet to the Point of Beginning and containing 63,470 square feet or 1.457 acres of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, James Barton Carroll and Karla Carroll, do hereby adopt this plat as KEEP SAFE STORAGE ADDITION, an Addition to the City of Nevada, Collin County, Texas and do hereby dedicate to the public use forever the roads and easements shown hereon (if any) for the mutual use and accommodation of any public utility desiring to use or using same for the purpose of construction, maintaining, adding to or removing any or all of their respective systems located therein.

WITNESS my hand this the _____ day of _____, 2025.

_____ _____
James Barton Carroll, Owner Karla Carroll, Owner

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared James Barton Carroll, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2025.

_____
Notary Public for the State of Texas
My Commission expires _____

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared Karla Carroll, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2025.

_____
Notary Public for the State of Texas
My Commission expires _____

SURVEYOR'S CERTIFICATE

I, James Barton Carroll, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Nevada, Texas.

_____
James Barton Carroll
Texas Registered Professional Land Surveyor No. 5129

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared James Barton Carroll, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ___ DAY OF _____, 2025.

_____
Notary Public for the State of Texas
My Commission expires: _____

FLOOD NOTE:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 48085C0465J, EFFECTIVE DATE JUNE 2, 2009, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS, THE SUBJECT PROPERTY LIES IN ZONE 'X' AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NOTES:

- BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983.
- THE PURPOSE OF THIS PLAT IS TO CREATE A SINGLE PLATTED LOT FROM A NON PLATTED TRACT.
- SUBDIVISION OF THIS LOT BY METES AND BOUNDS CONSTITUTES A VIOLATION OF CITY ORDINANCES AND STATE LAW, AND SHALL BE GROUNDS FOR WITHHOLDING OF PERMITS AND UTILITIES.

COUNTY RECORDING INFORMATION

LEGEND

Ⓦ	– WATER VALVE
P.P.●	– POWER POLE
RCP	– REINFORCED CONCRETE PIPE
I.P.F.	– IRON PIN FOUND
P.F.C.	– POINT FOR CORNER
D.R.C.C.T.	– DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	– OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

PRELIMINARY PLAT

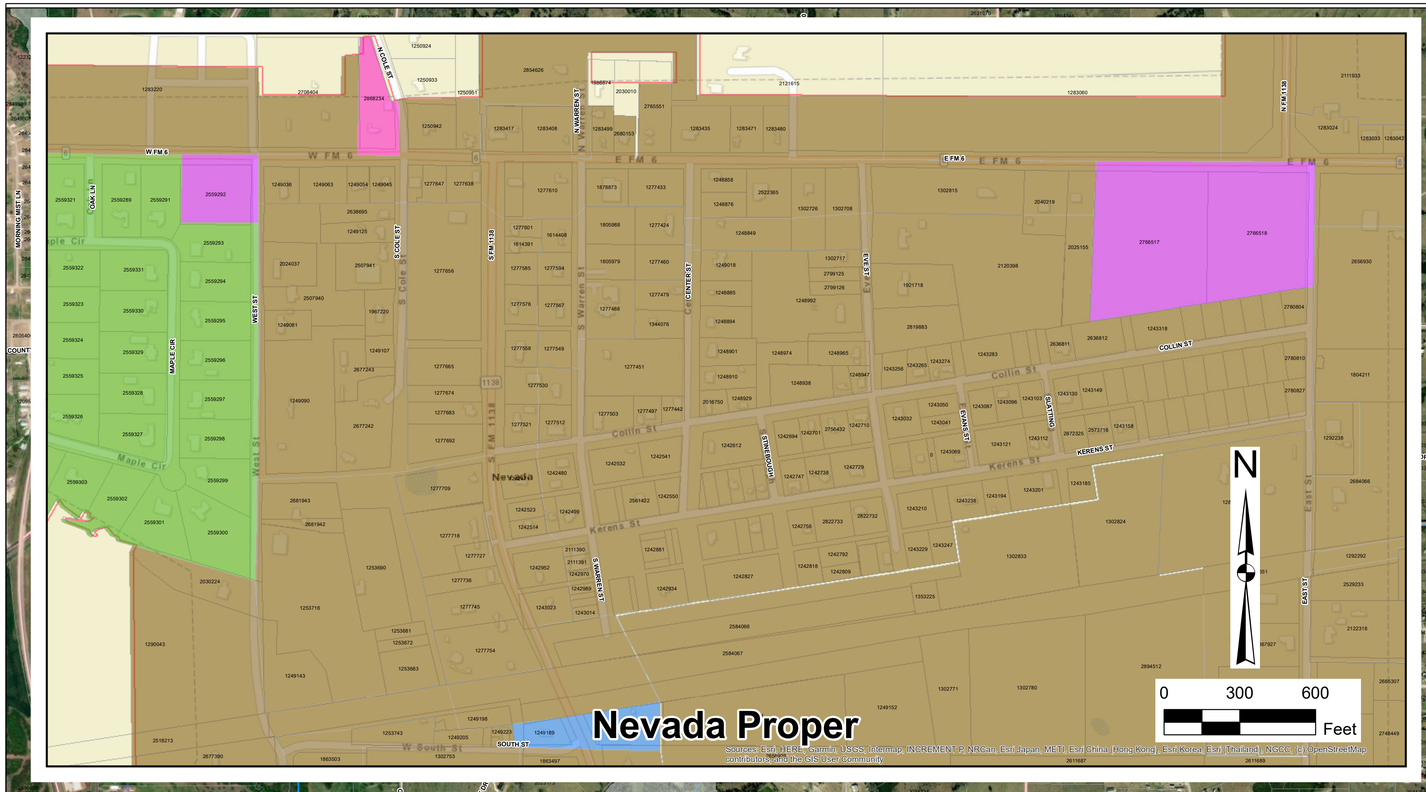
KEEP SAFE STORAGE ADDITION

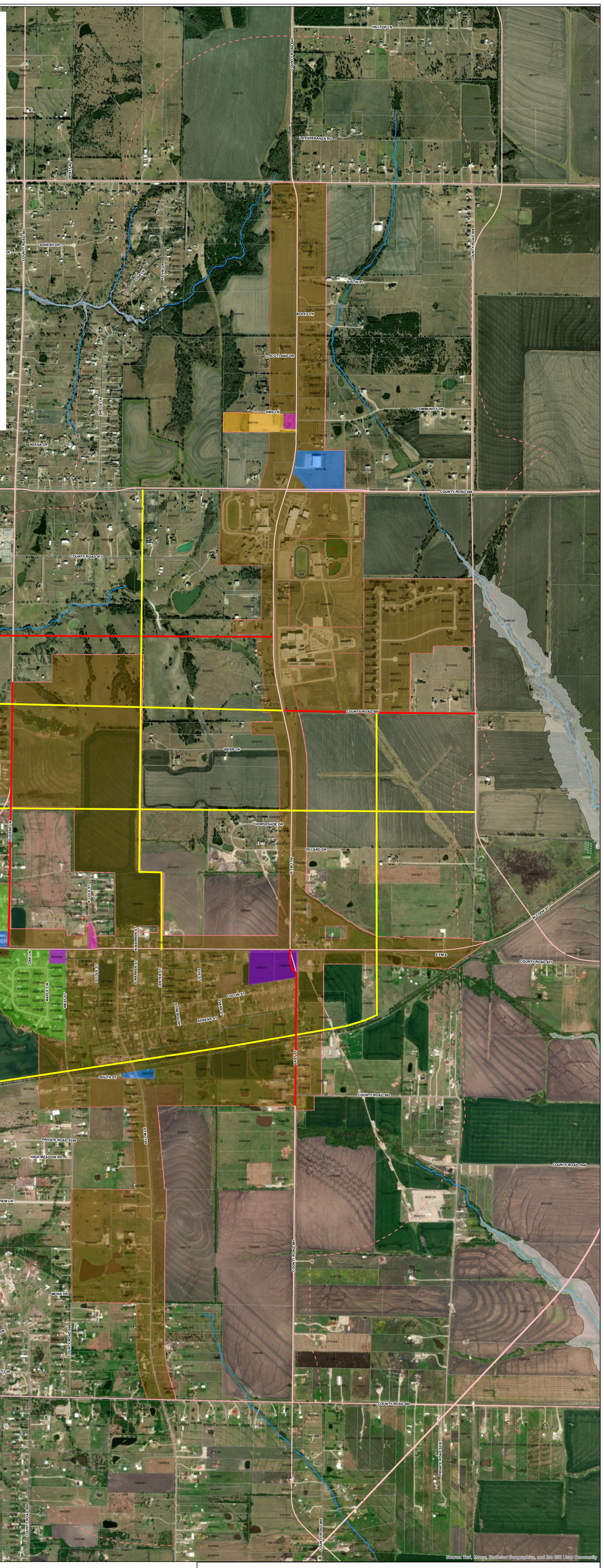
LOT 1
1.457 ACRES
JAMES OSGOOD SURVEY, ABSTRACT NO. 673
CITY OF NEVADA
COLLIN COUNTY, TEXAS

CARROLL CONSULTING GROUP, INC.
203 W, FM 6, NEVADA, TX 75173
Phone (972) 840-1506
TBPELS REGISTRATION NO.: F-21608
TEXAS FIRM REGISTRATION NO.: 10007200
COPYRIGHT © CARROLL CONSULTING GROUP

JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
3706-25	1"=30'	OCTOBER 9, 2025	SC

AGENDA ITEM #5





Legend

Zoning Districts

- No Zoning Established
- Single Family (1 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

0 750 1,500

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

April 2024 | PROJECT NO.:385006 | EXHIBIT 2

AGENDA ITEM #6



NO DOCUMENTS

FUTURE AGENDA ITEMS

EXECUTIVE SESSION