AGENDA
REGULAR PLANNING & ZONING MEETING
TUESDAY, DECEMBER 16, 2025

NOTICE IS HEREBY GIVEN that the Town of St. Paul Planning & Zoning Commission will hold a meeting on Tuesday, December 16, 2025, at 7:00 p.m. in the Town Hall Council Room, located at 2505 Butscher's Block, St. Paul, Texas. The purpose of the meeting is to consider and act upon the following:

ORDER OF BUSINESS:

1. **CALL TO ORDER AND ROLL CALL:**
   Call to order of the Planning & Zoning Commission meeting and roll call of Commissioners.

2. **PLEDGE OF ALLEGIANCE:**

3. **PUBLIC COMMENTS (for Non-Public Hearing Items):**
   This time is set aside for individuals to address the Planning & Zoning Commission regarding any item listed on the agenda or any matter not listed. Each speaker will be allotted up to three (3) minutes. To ensure all speakers have an opportunity to be heard and to maintain the efficiency of the meeting, the Chair may adjust the speaking time as needed and may uniformly reduce allotted time for all speakers if necessary.

4. **REGULAR AGENDA:**

   4.1 Discussion and Possible Action - Minutes of October 21, 2025
   Discussion and possible action regarding approval of the minutes from the Planning & Zoning Commission meeting held on October 21, 2025.

   4.2 Discussion & Possible Action - 2404 Parker Rd, Auto Sales (2.04 acres):
   Discussion and possible action regarding a recommendation to the Town Council on amending the Towns land use table to include "Vehicle Dealer (new/used)."

   4.3 Discussion - St Paul Road Residential Development (16 Lots):
   Discussion regarding a proposed residential development consisting of 16 residential lots.

   4.4 Discussion - Retail Bldg, Country Club Plaza Lot 4, Lakeway Dr:
   Discussion regarding a proposed commercial development along Lakeway Dr.

4.5 Discussion - Commercial Interest (1.35 acres) at 1708 Parker Rd:
Discussion regarding potential commercial development on approximately 1.3 acres at 1708 Parker Rd .

4.6 Discussion - Commercial Interest (1.89 acres) at 1801 Parker Road:
Discussion regarding potential commercial development on approximately 1.89 acres at 1801 Parker Rd

4.7 Discussion regarding Town zoning:
Discussion regarding the current status of properties zoned within the St. Paul.

4.8 Discussion & Possible Action - regarding the draft fence ordinance.
Discussion and possible action regarding amendments to the draft fence ordinance.

5. **ADJOURNMENT:**
The meeting will be adjourned.

NOTES:

1. Persons with disabilities who plan to attend this meeting and may require assistance are requested to contact the Town Secretary at 972-442-7212 at least two (2) business days prior to the meeting so that appropriate arrangements can be made.
2. Agendas are posted in accordance with the law at least three business days before the scheduled meeting date on the Town's message board at the entrance of Town Hall, 2505 Butscher's Block, St. Paul, TX 75098.

CERTIFICATION:
I hereby certify that this agenda was posted on the official message board at St. Paul Town Hall by 7:00 p.m. on December 10, 2025.

Scott L. Albert

Scott L. Albert, Town Administrator