



**Planning & Zoning  
Agenda  
December 5, 2022**

**Minutes Resolution**

**Action Item**

**Agenda Description:**

Discuss, consider, and possible action on approving a Site Plan regarding 0.278 acre of land known as Lots 5, 6, 7, and Part of 8, Block 10, Caddo Peak Addition, W.W. Byers Survey, Abstract No. 29, County of Johnson, Texas, locally known as 205 N. Main, to allow for the Commercial Use of a business office.

**Background Information:**

The subject property is within the Heritage Overlay District and is a plat of record with the office of the Johnson County Clerk.

**Analysis:**

Site plan approval shall be required for a change of use from residential/vacant to nonresidential or mixed use in an existing structure.

**SITE PLAN REQUIRED.**

Developments within the HP Overlay District shall be subject to design review as part of the site plan review process. Unless specifically noted within this Section, all requirements of this Ordinance apply to the HP Overlay District. Design review is required in this district to ensure that development within the district is in conformance with design guidelines for HP and that proposed development is architecturally compatible and within the historic character of HP. All applications shall go before the Historic Preservation Committee before being scheduled for the Planning and Zoning Commission. The Historic Preservation Committee shall recommend to the Planning and Zoning Commission any modification of designation sites, buildings, structures, objects, or areas as landmarks to be included in the heritage preservation overlay district. The Planning and Zoning Commission will then make its recommendation to the City Council.

Site plan approval shall be required for the following:

- A. All new nonresidential developments/buildings within the district.
- B. A change of use from residential/vacant to nonresidential or mixed use in an existing structure.
- C. Additions and/or remodeling to existing nonresidential buildings that are considered to be a substantial modification, as defined in the definition Section of this Ordinance.

**Financial Information:**

N/A

**City Contact and Recommendations:**

Aaron Maldonado

Director Development Services

The Historical Preservation Committee has made their recommendation for approval on November 28, 2022.

**Attachments:**

1. Site plan application
2. Letter
3. Legal Description
4. Site Plan
5. Landscape Plan
6. Exterior Elevation