

#16,522

FILED FOR RECORD
at 11:01 o'clock 22 M

DEC 08 2020

JENNIFER LINDENZWEIG
County Clerk, Hunt County, TX
By *J. Lindenzweig*



NOTICE OF PUBLIC HEARING
Pursuant to Article 6 of the Lake Tawakoni Planning
Commission Zoning Ordinance

TO THE PUBLIC:

The Hunt County Commissioners' Court will conduct a public hearing on **Tuesday, December 8, 2020 at 10:00 a.m.** at the Auxiliary Courtroom at 2700 Johnson Street, Greenville, Texas 75401. The purpose of the hearing is to consider the recommendation of the Hunt County Lake Tawakoni Planning Commission to approve a specific use permit allowing an RV Park on Lot 8 of Pat's Point Addition along E. Quinlan Parkway.

All citizens are invited to attend these public hearings. Verbal comments from the public regarding the proposed changes are requested and may be presented during the meeting. Please be advised that these meetings may be conducted by telephone or video conference in order to advance the public health goal of social distancing to slow the spread of the Coronavirus (COVID-19). Please contact the Hunt County Judge's Office prior to the meeting for instructions regarding participation. The public hearing will be conducted in English. Persons interested in attending the hearing who have special communication or accommodation needs, or need an interpreter, are encouraged to contact Mrs. Amanda Blankenship at (903) 408-4146. Requests should be made at least three days prior to the public hearing. Every reasonable effort will be made to accommodate these needs. If you have general questions or concerns regarding the proposed changes, you may also contact Mrs. Amanda Blankenship at (903) 408-4146.

Lake Tawakoni Planning Commission

Report and recommendations to the Hunt County Commissioner's Court

Honorable County Judge and County Commissioners -

On November 12, 2020, the Lake Tawakoni Planning Commission considered the following item:

Public hearing, consideration and action on a Specific Use Permit for an RV Park proposed for Lot 8 of Pat's Point Addition, along E. Quinlan Pkwy, requested by Stephen Miller.

With a quorum present at a public meeting, a public hearing was held on this item. After consideration and discussion of the application presented, comments from the public and review and consideration of Lake Tawakoni Zoning Ordinance, the Lake Tawakoni Planning Commission voted to make the following recommendation:

The Commission recommends that the Commissioner's Court:

- Approve this rezoning application
- Deny this rezoning application
- Other Action: _____

Other Comments:

6 # Votes For This Recommendation

0 # Votes Against This Recommendation

0 # Abstained

Jacky Goleman
Jacky Goleman, Chairman

Nov. 12, 2020
Date

Attest:

Donna R. Milburn
Secretary

Lake Tawakoni Planning Commission

D. Public hearing, consideration and action on a Specific Use Permit for an RV Park proposed for Lot 8 of Pat's Point Addition, along E. Quinlan Pkwy, requested by Stephen Miller. HCAD Prop ID 75248; and

E. Consideration and possible action on a development permit approval for an RV Park proposed for Lot 8 of Pat's Point Addition, along E. Quinlan Pkwy, requested by Stephen Miller. HCAD Prop ID 75248

Property – 2.102 acre tract located along the south side of E. Quinlan Pkwy, just east of Whiskers Rd.



LTPZ Zoning Map Designation –The property is zoned C-2 Commercial District (Zoning Ord. p. 29-30).

Proposal – The property owner proposes to construct a site-built single-family home on the property and is requesting a Specific Use Permit for zoning approval and a development permit to begin development of the property.

Site Plan – Plans are attached for the Commission's review. The RV Park requirements include:

- SUP Approval, including approval of site plan. (Agenda Item 4-D specifically)
- 2 ac min. lot size. This requirement has been met.
- Max. of 16 RV spaces per acre, min. 30' width per designated RV space.
- One vehicle parking space per RV space.
- 8-foot screening fence if adjacent to residential use. (not applicable)
- Fire, Water & Sewer approved by County as applicable.

Lake Tawakoni Planning Commission

Agenda Item 4-A Action – The commission is to hold a public hearing as part of the process of developing a recommendation to the Commissioners Court regarding approval of the SUP. The SUP application and LTPC recommendation will be forwarded to the Commissioners Court for their December 8th meeting.

Agenda Item 4-B Action - The applicant is requesting permit approval to allow construction activities to begin. This item can either be approved, contingent upon SUP approval by the Commissioners Court On Dec. 8th, or postponed to the Dec. 17th LTPC meeting, following Commissioners Court action on the SUP.

Lake Tawakoni Planning & Zoning

Zoning Application

Date Received:		Current Zoning	COM.
Project Name:	Undecided	Proposed Zoning	COM. R.V. Park
Project Location:	2313 EQUINIAN PKY	# Acres	2
Project Description:	Rezone <input type="checkbox"/> Special Use <input checked="" type="checkbox"/> PUD <input type="checkbox"/> Other <input type="checkbox"/>		
Parcel ID:	75248	Current Use:	Vacant Property
		Proposed Use:	R.V. Park / Res. in Back
Additional Information:			

Owner Information:	
Name:	COP PHAN
Contact Person:	
Address:	2313 E. QUINLAN PKY, QUINLAN TX 75474
Phone Number:	214-799-5322
Fax Number:	
Email:	

Owner's Agent	Contact Person	Phone Number	Email
Owner's Acknowledgement	The above named agent is hereby authorized to act on my behalf.		Date
	Signature:	COP PHAN	9/16/2020
Land Planner	Contact Person	Phone Number	Email
Realtor	Contact Person	Phone Number	Email
Philip P Byrd		972-890-4556	Byrd @ ymail
Surveyor	Contact Person	Phone Number	Email
Engineer	Contact Person	Phone Number	Email
			<input type="checkbox"/>
Other	Contact Person	Phone Number	Email

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances will be complied with whether specified or not. The granting of zoning approval does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction, land use or land subdivision.

Signature of Applicant: Stephen Leroy Miller 

Date: 09/23/2020
12:25 PM CDT

Signature of Applicant: _____ Date: _____

OFFICE USE ONLY: Reviews are requested from all departments prior to application approval.

Water/Sewer	Approved By:	Date:	Zoning	Approved By:	Date:
Platting - City / County	Approved By:	Date:	Other	Approved By:	Date:

Pre-Application Conference Date _____ Completed _____ Total Fees: _____
 Planning & Zoning Comm. Date _____ Approved _____ Receipt #: _____
 Commissioners Court Date _____ Approved _____ Ordinance #: _____

SLM STEPHEN

I, Cop Phan, agree to Allow Steven Miller to
move forward with talking to the County and Planning
and Zoning board with re-zoning of Lot 8 of Pat's Port,
as needed for his specific use, as long as any
costs are paid for, and responsible by, Steven Miller.

~~x Cop Phan~~ 9/16/2020
Cop Phan

Stephen Leroy Miller



09/23/2020
12:25 PM CDT

Agent Full Report

MLS#: **14026376** Active **2313 E Quinlan Parkway** Quinlan **73474** LP: **\$60,000**



Transaction Desk

Category: **Lots & Acreage** Type: **LND-Commercial** Orig LP: **\$120,000**
 Area: **33/10**
 Subdv: **Pat's Point** \$ / Acre: **\$30,000.00**
 Country: **Hunt** Lake Name:
 Country: **United States** Plan Divpmnt:
 Parcel ID: **75248** Legal: **S4478 PAT'S POINT LOT 6 ACRES 2.105**
 Lot: **6** Block: MUD Dst: **No** Unexempt Taxes: **\$395**
 Multi Prcl: **No**

of Lots: Lots Sold Sep: Lots Sid Plg:
 Road Frontage: Feet to Road: Road Asmt:

Land SqFt: **87,128 /** Appraiser Name: \$/Lot SqFt: **\$69**
 Acres: **2.000** Lot Dimen: Subdivided:
 HOA: **None** HOA Dues: Will Subdv: **No**
 HOA Co: HOA Co. Phone: Senior Community Y/N:

Crop Retire Prog: # Lakes: Pasture Acres: **2.000**
 Land Leased: # Tanks/Ponds: Cultivated Acres:
 AG Exemption: **No** # Wells: Bottom Land Acres:
 # Wtr Meters: Irrigated Acres:

School Dist: **Quinlan ISD** Middle School: **Thompson** High School: **Ford**
 Elementary School: **Cannon** Intermediate School: **Burber** Junior High School:

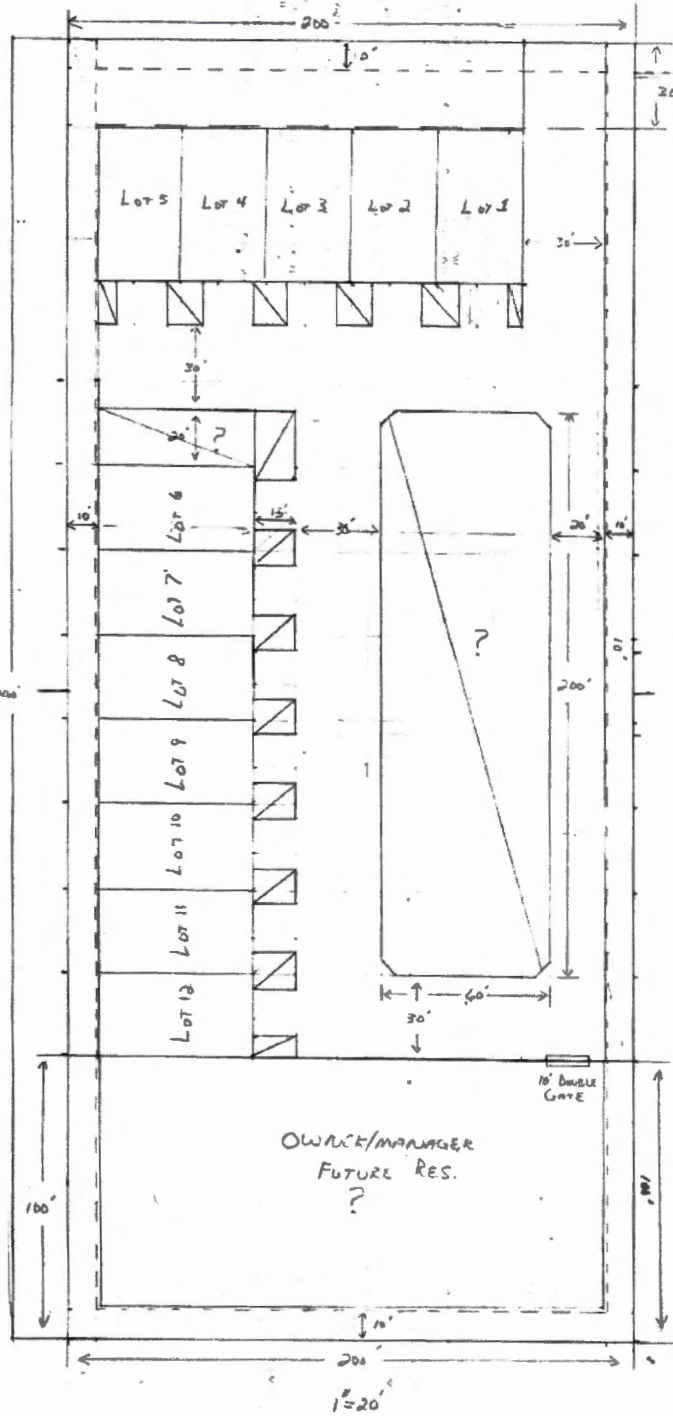
Lot Description: **Acreage** Restrictions: **No Known Restriction(s)**
 Lot Size/Acreage: **1 Acre to 2.99 Acres** Easements: **Utilities**
 Zoning Info: **Mixed Zoning, Other, Rural Residential** Exterior Buildings:
 Development: **Other** Barn Information:
 Street/Utilities: **All Weather Road, Asphalt, Co-op Water, Overhead** Common Features:
 Utilities:
 Other Utilities: **Co-op Electric** HOA Includes:
 Road Frontage Desc: **U.S. Highway** Special Notes:
 Soil: Possession: **Closing/Funding**

Property Description: **2 Acres of commercial property on Hwy 276! Property is on the main highway and has great visibility and road traffic. Come start your new business adventure, or if you are looking for a home site right off a major highway, look no further! This property is located just minutes from town, or minutes to the lake! Property is in the county, please confirm with county for property use.**
 Public Driving Directions:
 Private Remarks: **From Quinlan, take Hwy 276 East past CR 3600, property will be on the right, sign in yard**

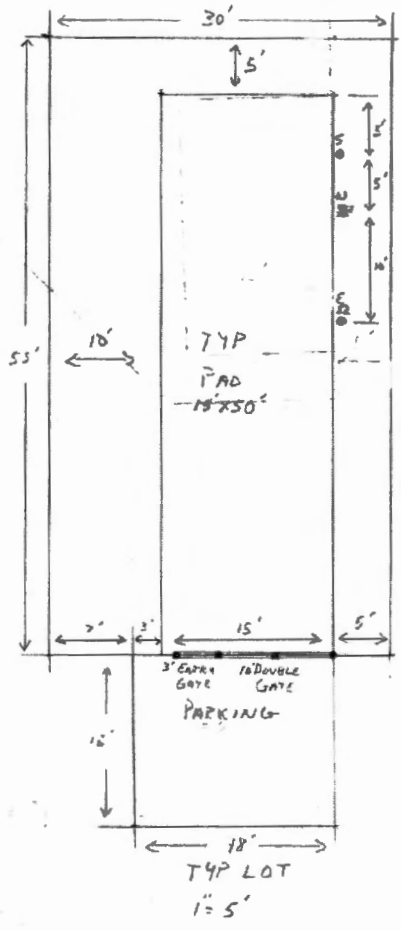
SUB: **0%** BAC: **3%** Var: **Yes** List Type: **Exclusive Right to Sell/Lease** CDOM: **561** DOM: **561** LD: **02/14/2019** XD:
 LO: **CEUPO1 CENTURY 21 Upchurch Real Estat (903) 356-3116** Fax: **(903) 356-4200** Off Website:
 LO Addr: **700 E. Quinlan Parkway Quinlan, TX 75474** Office Email:
 LA: **0435655 Ernest Upchurch (972) 365-3176** Fax: **(903) 356-4200** Brk Lic#: **0290751**
 LA Cell: LA Other: **(972) 365-3176** Off Supervisor: **Ernest Upchurch**
 LA Email: **ernest4@hotmail.com** LA Website: **www.century21upchurch.cc** Off Supervisor License#: **0333779**
 LA 2: LA 2 Contact:
 Pref Title Co: Location:

Call: Appt: Owner Name: Phan
 Keybox #: **0** Keybox Type: **None** Seller Type:
 Show Instr: **Go and Show** Occupancy:

Prepared By: Phillip Byrd / CENTURY 21 Upchurch Real Estat on 2020-09-17 09:27



EMERGENCY LINES





John Adel <jadel@cityofquinlan.net>

Pats Point Lot 8

Steve Miller <slm6195458@gmail.com>
To: John Adel <jadel@cityofquinlan.net>

Wed, Oct 7, 2020 at 3:33 PM

Hey John,

Sorry I missed your emails. I was on my tractor mowing. Due to covid nowadays do I need to be there? I can be if it will help but at this point I'm just asking permission before we buy. If we do buy then I'm looking forward to meeting with you and the board with all the right paperwork. I drafted the following on our behalf for the board to consider tomorrow night. Just let me know please.

"What I would say on our behalf is an upscale long term park with fenced and gated lots and amenities to be determined. There will be a coin op laundry on site and trash dumpster and would start with 6 sites and owner/manager living quarters. Add 6 more when we can and other amenities. Maybe an outdoor community kitchen pavilion and bathrooms. So 12 sites total with plenty of room for the rest. My biggest concern is that since we cannot live there till we CO (meaning all legal and ready to start renting) because it is zoned commercial. I own equipment that will be on site and there will be materials there not being watched while under development. I would request to the board that we could set up house and move in without rezoning to residential then back again to commercial. If not then what law enforcement if any would be watching the site while under construction to protect our investment? Would the board consider a temporary living quarters to guard our investment? What our residents would bring to the area is more commerce "

Thanks,
Steve

Thanks.
[Quoted text hidden]