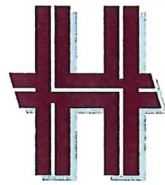


CITY OF HEARNE PLANNING & ZONING MEETING



CITY OF
HEARNE
Crossroads of Texas

306 WEST THIRD STREET
THURSDAY, AUGUST 24, 2023
6:00 P.M.

MEETING CALLED TO ORDER

ROLL CALL

MEETING PROCEDURES FOR PUBLIC COMMENT:

TO ADDRESS THE P&Z COMMISSION, PLEASE SIGN IN WITH THE COMMISSION SECRETARY PRIOR TO THE START OF THE MEETING. IN ACCORDANCE WITH THE TEXAS OPEN MEETINGS ACT, COMMISSION MEMBERS ARE PROHIBITED FROM ACTING OR DISCUSSING (OTHER THAN FACTUAL RESPONSES TO SPECIFIC QUESTIONS) ON ANY ITEMS BROUGHT BEFORE THEM DURING THE PUBLIC COMMENT SECTION OF THE MEETING.

AGENDA ITEMS: PUBLIC COMMENTS ON AGENDA ITEMS WILL BE TAKEN AT THE TIME THE ITEM IS UP FOR DISCUSSION FOLLOWING COMMISSION MEMBERS COMMENTS AND PRIOR TO ANY VOTE FOR A LENGTH OF TIME NOT TO EXCEED THREE (3) MINUTES PER PERSON.

NON-AGENDA ITEMS: PUBLIC COMMENTS FOR NON-AGENDA ITEMS WILL BE TAKEN AT THE END OF THE MEETING FOR A LENGTH OF TIME NOT TO EXCEED THREE MINUTES PER PERSON.

AGENDA ITEMS:

- 1. DISCUSSION/ACTION ON MANUFACTURED HOME VARIANCE WEST 4TH (LT3 BLK F).**
- 2. DISCUSSION/ACTION ON MANUFACTURED HOME VARIANCE WEST 7TH (LTS 17,18,19,20 BLK 354).**
- 3. PUBLIC COMMENTS / NON-AGENDA ITEMS.**

ADJOURNMENT.

V. Alonzo Echavarria, City Manager

Linda Pecina, City Secretary

Posted _____, 2023 _____ P.M.

The P&Z Commission reserves the right to retire in to Executive Session concerning any of the items listed on the agenda whenever considered necessary and legally justified under the Open Meeting Act (OMA) (Texas Government Code 551.001 ET. Seq.) If you plan to attend the Public Meeting and you have disability that requires special arrangements at the meeting, please contact City Hall, at 979-279-3461 no later than eight business hours before the scheduled meeting. Reasonable accommodations will be made to assist your needs

Executive sessions held during this meeting will generally take place in the Type A/Type B Conference Room, at the discretion of the P&Z Commission.

This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the

governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion

Attendance By Other Elected or Appointed Officials:

It is anticipated that members of other city board, 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 boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission, or committee subject to the Texas Open Meetings Act.

The City of Hearne 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's Office at 979/279-3461 for information. Hearing-impaired or speech-disabled persons equipped with telecommunications devices for the deaf may call 7-1-1 or may utilize the statewide Relay Texas program at 1-800-735-2988

Parcel Owner: TIRADO FABIAN LOPEZ

[View More Property Information](#)

[Click Here for GIS Shapefile Data](#)

Property Information

Property ID: 080000-020340

Legal Acreage: 0.26

GEO ID: 080000-020340

Legal Description: LTS 17,18,19,20 BLK 354 HEARNE 1531/727 0.264 ACRES

Tract or Lot:

Abstract Subdivision Code:

Block:

Neighborhood Code:

School District:

City Limits:

Property Location

Situs Number:

Situs Street Prefix:

Situs Street Name:

Situs Street Suffix:

Situs City:

Situs State: TX

Situs Zip:

Owner Information

Owner Name: TIRADO FABIAN LOPEZ

Mailing Address: 608 N WASHINGTON

Mailing Address City: BRYAN

Mailing Address State: TX

Mailing Address Zip: 77803

Deed Information

Deed Sequence:

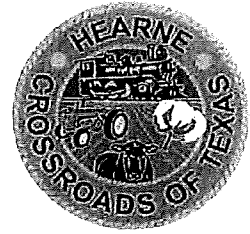
Deed Date: 04/03/2020

Deed Volume: 1403

Deed Page: 623

Deed Number:

CITY OF HEARNE
APPLICATION FOR ZONING AMENDMENT, SUPPLEMENT, OR CHANGE
(MOBILE HOME – MANUFACTURED HOUSING VARIANCE, BUSINESS)



THIS IS A TWO (2) PAGE APPLICATION, BOTH PAGES MUST BE SIGNED FOR THE
APPLICATION TO BE VALID

I, (We), Fabian Lopez do hereby apply for a permit to request of the City Council an amendment, supplement, or change (mobile-manufactured home variance, business) to the City of Hearne Zoning Ordinance in accordance with the City Mobile Home Ordinance. By executing this application for permit, I (We) acknowledge the following.

1. That the fee for this permit is \$15 and that the permit, without extension, is valid for ninety (90) days from the date application.
2. That filing this application is not a guarantee that my (our) request for zoning amendment, supplement, or change (mobile-manufactured housing variance, business) will be approved.
3. That I (We) understand the provisions of the City Charter and all applicable law, statute, and ordinance pertaining to amendment, supplement, or change of the City Zoning Ordinance. That research of applicable law, statute, and ordinance and the cost of such research is my (our) responsibility. That the City Staff is available to advise me (us) on this application; but that the advice given by the City Staff does not constitute legal opinion as to the applicability of any law, statute, and/or ordinance nor factual opinion as to the decisions the City's Planning and Zoning (P&Z) Commission, the City's Board of Adjustment, or the City Council may render.
4. That application to (and possible appearance before) the P&Z Commission is the initial step in any approval process of a zoning amendment, supplement or change. That I (We) shall be notified of the date the P&Z Commission will meet to consider this application and if I (We) shall be required to appear before the P&Z Commission.
5. That all applicable documentation (maps, drawings, signature lists, statements of purpose, or other instruments) as may be required, shall be completed and on file with the City prior to this application being presented to the P&Z Commission.
6. That the P&Z Commission will consider my (our) application and make a recommendation to the City Council to approve or not approve the request for a zoning amendment, supplement, or change. That the P&Z Commission, before rendering a recommendation, may request and gather additional information and/or may, at its discretion, call one or more public hearings for the purpose of gathering information.
7. That the City Council, upon receipt of a P&Z recommendation for approval or disapproval of a request for a zoning amendment, supplement, or change, must call a public hearing before voting on the request for amendment, supplement, or change. That I (We) may be required to bear the cost of such public hearing.
8. That, should I (We) disagree with the action taken by the City Council, I (We) may appeal the City Council decision to the City's Board of Adjustments. That the decision of the Board of Adjustments shall be final.
9. That the request for a zoning amendment, supplement, or change is time consuming and may take 60 days or more to complete. That approval, if granted, may be for a specified period to time.
10. That this application consists of two (2) pages and that both pages must be signed by the applicant(s). That I (We) have been furnished a copy of this application.
11. That, in the event this request for variance is approved, the mobile home-manufactured housing affected by the variance will be installed in accordance with the State of Texas Manufactured Housing Standards Act and the City of Hearne Mobile Home Ordinance.

Fabian Lopez
APPLICANT(S) SIGNATURE(S)

7/7/23
DATE



CITY OF HEARNE
209 Cedar Hearne, Texas 77859
(979) 279-3461



**CONSENT TO MOVE MOBILE HOME, TRAVEL
TRAILER AND/OR BUSINESS IN
NEIGHBORHOOD**

DATE: June 7, 2023

I, Cristobal & Elizabeth Lopez, who lives at,
(name of neighbor)

301 W 8th St Hearne, TX 77859, do hereby give
(address)

Fabian Lopez
(name of person moving in mobile home)

permission to move a mobile home into this neighborhood.

Cristobal Lopez, Elizabeth Lopez
Printed Name

[Signature]
Signature

(979) 721-0435 (979) 402,0328
Contact Phone Number (where you can be reached)



CITY OF HEARNE
209 Cedar Hearne, Texas 77859
(979) 279-3461



**CONSENT TO MOVE MOBILE HOME, TRAVEL
TRAILER AND/OR BUSINESS IN
NEIGHBORHOOD**

DATE: 6-11-23

I, Edwin Davis, who lives at,
(name of neighbor)

301 W. 7th St, do hereby give
(address)

Fabian Lopez
(name of person moving in mobile home)

permission to move a mobile home into this neighborhood.

Edwin Davis
Printed Name

Edwin Davis
Signature

979-285-1423
Contact Phone Number (where you can be reached)

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your social security number or your driver's license number.

GENERAL WARRANTY DEED

Date: June 7, 2023

Grantor: ALICIA SMITH and husband, HORACE SMITH

Grantee: FABIAN LOPEZ TIRADO, a single person

Grantee's Mailing Address: 608 N Washington
Bryan TX 77803

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

Being Lots Seventeen (17), Eighteen (18), Nineteen (19) and Twenty (20) in Block Three Hundred Fifty-Four (354), in the City of Hearne, Robertson County Texas; according to the map and plat of said City recorded in Volume 40, Page 193, Deed Records of Robertson County, Texas; and being the same land described in Deed dated April 3, 2020, from Charles Haley to Alicia Smith and Horace Smith, recorded in Volume 1403, Page 623, Official Public Records of Robertson County, Texas.

Reservations from Conveyance: Doc 20231981 Bk OR Vol 1531 Pg 727
None.

Exceptions to Conveyance and Warranty:

This conveyance is made subject to all valid and subsisting easements, restrictions, rights of way, conditions, exceptions, reservations, and covenants of whatsoever nature of record, if any, and also the zoning laws and other restrictions, regulations, ordinances and statutes of municipal or other governmental authorities applicable to and enforceable against the described property.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and

Doc Bk Vol Ps
20231981 OR 1531 729

FILED FOR RECORD IN
Robertson County
Stephanie M. Sanders
COUNTY CLERK

ON: Jun 07, 2023 AT 02:07P

as
Recordings

Document Number: 20231981
Total Fees : 30.00

Receipt Number - 142677

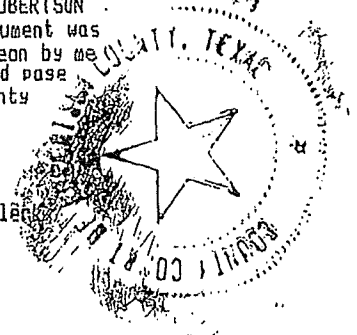
By,
Maxine Lattimore, Deputy

STATE OF TEXAS COUNTY OF ROBERTSON

I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the named records of: Robertson County
as stamped hereon by me.

Jun 07, 2023

Stephanie M. Sanders, County Clerk
Robertson County



Parcel Owner: LUNA ROSALINDA

[View More Property Information](#)

[Click Here for GIS Shapefile Data](#)

Property Information

Property ID: 080000-000060

Legal Acreage: 0.50

GEO ID: 080000-000060

Legal Description: LT 3 BLK F HEARNE 1378/75 0.5 ACRES

Tract or Lot:

Abstract Subdivision Code:

Block:

Neighborhood Code:

School District:

City Limits:

Property Location

Situs Number:

Situs Street Prefix:

Situs Street Name:

Situs Street Suffix:

Situs City:

Situs State: TX

Situs Zip:

Owner Information

Owner Name: LUNA ROSALINDA

Mailing Address: P.O.BOX 1143

Mailing Address City: HEARNE

Mailing Address State: TX

Mailing Address Zip: 77859

Deed Information

Deed Sequence:

Deed Date: 06/24/2019

Deed Volume: 1378

Deed Page: 75

Deed Number:



Applicant(s) Name(s)

Handwritten: #22
 920 Charles Bryan Tx 77803

Applicant(s) Telephone Numbers - Home and Business

Handwritten: (979) 599 0130

Property Affected by the Request Zoning Amendment, Supplement, or Change

Handwritten: 1008 Blackshear Hearne Tx

Location Zone

Purpose of the Requested Zoning Amendment, Supplement, or Change

Handwritten: Want to move mobile home to property in Hearne thinking about retiring job and want to move to the property due to health issues

Description of changes that will be evident on/at the Affected Property if the Requested Zoning Amendment, Supplement, or Change is approved.

Handwritten: Be Very Grateful if approved to move mobile home and be apart of the community

Additional Comments. (Additional pages, if required, may be attached to this application.)

APPLICANT(S) SIGNATURE(S)

Handwritten Signature

DATE

Handwritten: 7/2/03

SIGNATURE OF CITY EMPLOYEE ACCEPTING THIS APPLICATION

DATE

STATEMENT OF OWNERSHIP AND LOCATION

This form is to be completed by the owner of a manufactured home in favor of each taxing unit in the jurisdiction where the home is currently located on January 1st. In the event the home is not recorded with the Texas Department of Housing and Community Affairs, Manufactured Housing Division as provided by law. You may check the status of your home on the Texas Department of Housing and Community Affairs website. To find out about the amount of any unpaid tax liabilities, contact the tax office for the county where the home is located for the year 2012.

Certified Copy of Original Statement of Ownership and Location

Form 10002-2012

Certificate Number: MH00457142

Manufacturer	Label/Seal No.	Serial No.	Weight	Size
CAVALIER HOMES PORT WORTH DIV OF CAVALIER HM BUILDERS L.L.C. 4601 MARK IV PARKWAY PORT WORTH, TX 76106	TEX0532352	TXCTC95203	29,500	16.0 x 76.0

Model	Date of Manufacture	Effective Date of Transfer	County Where Installed	Wind Zone	Total Sq Feet
CAVALIER	01/06/1995	7/13/2012	BRAZOS	1	1216

This home is:

PERSONAL PROPERTY

Owner of Record

ROSALINDA LUNA
920 CLEARLEAF DR #22
BRYAN, TX 77803

Seller or Transferor

HEIDI M. DELAROSA
P.O. BOX 251
BRYAN, TX 77806

Physical Address

920 CLEARLEAF DR #22
BRYAN, TX 77803

Right of Survivorship: No

Lien(s): The following liens, charges, or other encumbrances are reflected as having been created affecting the manufactured home.

No Lien

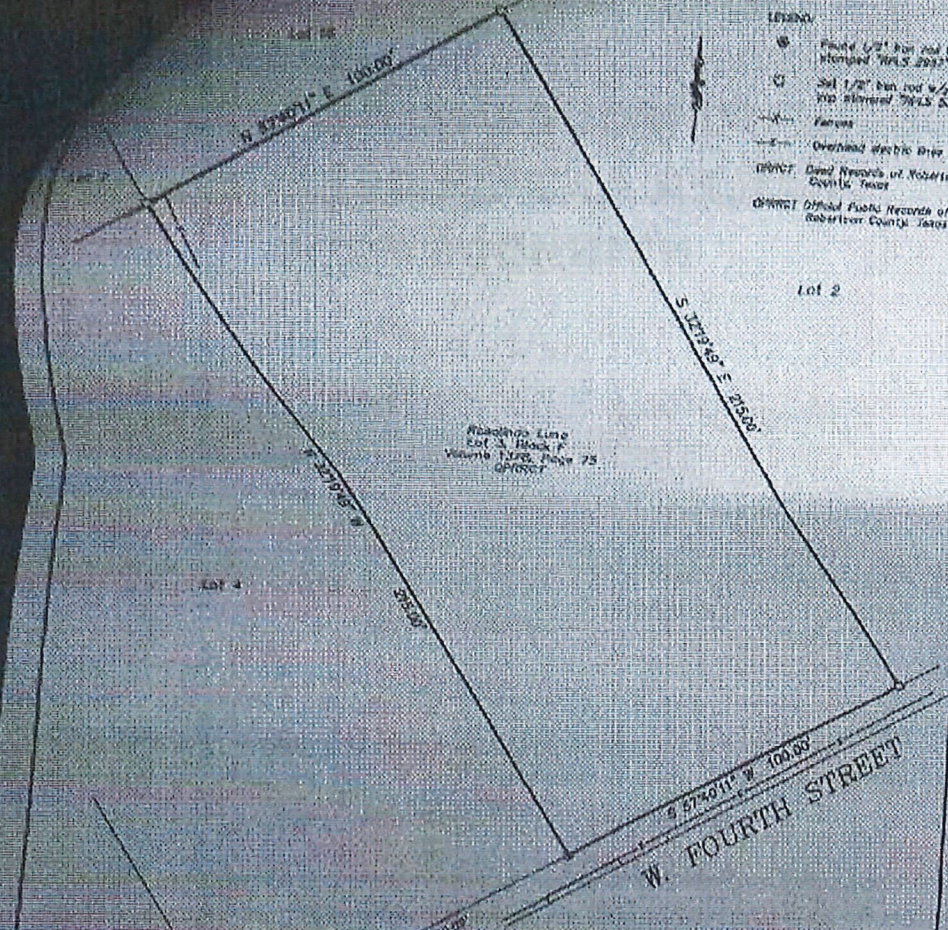
Jim R. Hicks
Executive Director

Owner Copy

SURVEY OF LOT 2, BLOCK F
 CITY OF HEARNE
 REFERENCE TO THE MAP OF RECORD IN VOLUME 1, PAGE 1
 MAP AND PLAT RECORDS, ROBERTSON COUNTY, TEXAS

LEGEND

- ⊙ Pile 1/2" iron rod w/ cap stamped "H.S. 2011"
- ⊙ Set 1/2" iron rod w/ cap stamped "H.S. 2011"
- Fence
- Overhead electric line
- DISTRICT Deed Records of Robertson County, Texas
- DISTRICT Official Public Records of Robertson County, Texas



This survey was prepared without benefit of a title opinion
 and may not show all matters of record affecting the
 subject tract. No search of the public record for encumbrances
 was made by Hughes Surveying.

The property shown herein does not appear to be located
 in Flood Hazard Zone AE, as designated on Flood Insurance
 Rate Map, Community Number 4839504130, City of Hearne,
 Robertson County, Texas, dated July 16, 2011.

All bearings shown herein are referenced to Geodetic North.
 I, Don Randall Hughes, do hereby certify that this plat
 correctly represents a survey made on the ground under my
 direction and supervision on August 27, 2011.

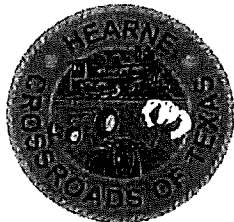


Don Randall Hughes, Registered Professional Land Surveyor,
 No. 3845

Hughes Surveying

101 N. CENTRAL AVENUE
 HEARNE, TEXAS 77320
 PHONE (409) 641-2045 FAX (409) 641-8773

DATE	8-27-2011
BY	D.R.H.
CHECKED BY	D.R.H.
DATE	8-27-2011



CITY OF HEARNE
209 Cedar Hearne, Texas 77859
(979) 279-3461



**CONSENT TO MOVE MOBILE HOME, TRAVEL
TRAILER AND/OR BUSINESS IN
NEIGHBORHOOD**

DATE: 7-18-23

I, Charlie Gurode, who lives at,
(name of neighbor)

1101 BLACKSHEAR HEARNE TX 77859, do hereby give
(address)

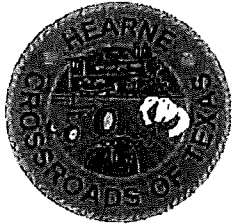
Rosalinda Luna
(name of person moving in mobile home)

permission to move a mobile home into this neighborhood.

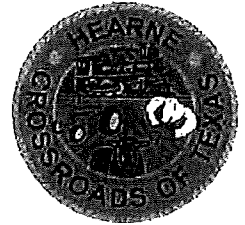
Printed Name

Signature

Contact Phone Number (where you can be reached)



CITY OF HEARNE
209 Cedar Hearne, Texas 77859
(979) 279-3461



**CONSENT TO MOVE MOBILE HOME, TRAVEL
TRAILER AND/OR BUSINESS IN
NEIGHBORHOOD**

DATE: _____

I, SAM GOLDEN, who lives at,
(name of neighbor)

1109 BLACKS HEAR, do hereby give
(address)

Rosalinda Luna
(name of person moving in mobile home)

permission to move a mobile home into this neighborhood.

SAM GOLDEN
Printed Name

Sam Golden
Signature

Contact Phone Number (where you can be reached)