

**City of Southmayd, Texas**  
Minutes of February 3, 2025  
Planning and Zoning Commission Meeting

The Planning and Zoning Commission of the City of Southmayd, Texas met on this date at 6:00 P.M. for a regular commission meeting. Planning and Zoning Commission members present were Dick Gleaton, Kyle McGill, Michael Miller, and Teresa Miller.

**Agenda**

**1. 6:00 PM – Roll Call/Call to Order**

Dick Gleaton announced quorum at 6:04 p.m. and called the meeting to order.

**2. Public Forum (Citizen Comments)**

There were no citizen comments.

**3. Reading and approval of the minutes for November 7, 2024, Planning and Zoning meeting.**

Teresa Miller made a motion to approve the minutes of August 5, 2024. Michael Miller seconded the motion, and the motion passed unanimously.

**4. Discuss, consider, and possible action to reword Ordinance 205 to simplify lot size, setbacks, and height requirements.**

Kyle McGill made a motion to change Ordinance 205 section c, number (3) Side yard-minimum from 10 ft to 15 ft and other side(s) from 5 ft to 15 ft. Michael Miller seconded the motion, and the motion passed unanimously.

Kyle McGill made a motion to change the zoning ordinance Sec. 37.2 101b to read:

Yard, Rear- An open, unoccupied space, as permitted extending across the rear of a lot from one (1) side lot to the other side lot line.

Add Sec. 37.2 101d to read:

(1) Front yard-minimum thirty (30) feet.

(2) Rear yard-minimum twenty (20) feet.

(3) Side yard-minimum fifteen (15) feet on the one (1) side and a minimum of fifteen (15) feet on the other side(s), with a minimum of fifteen (15) feet distance between buildings on the same or adjoining lots for accessory buildings.

Michael Miller seconded the motion, and the motion passed unanimously.

**5. Discuss, consider, and possible action on the January Permit Activity Report.**

Kyle McGill made a motion to approve the January Permit Activity Report. Teresa Miller seconded the motion, and the motion passed unanimously.

**6. Adjourn.**

Kyle McGill made a motion to adjourn. Michael Miller seconded the motion, and the motion passed unanimously. The meeting was adjourned at 6:17 p.m.



Dick Gleaton, President

ATTEST:



Amanda McGill, City Secretary

Approved: May 5, 2025