



603 E Ave A
 Hooks, Texas 75561

CITY OF HOOKS
 April 9, 2024
 Planning Commission Meeting Minutes

Brandon Patterson	Present	Matthew Butler	Present
Grant Sutton	Present	Mandy Rankin	Present
Janet Stoker	Present		

1. The Council Meeting was called to order by Matthew Butler at 6:00 PM.
2. The Invocation was led by Grant Sutton and the Pledge of Allegiance was led by Grant Sutton.
3. Open Forum/Public Comments – No comments.
4. New Business

Gary Hammons request for variance to the 7200 sq. ft. lot size zoning requirement for residential use. The property is approx. 7000 sq. ft., and the owner would like to build a home on it.

Property address: 308 Pershing.

Legal Description: WINWOOD 3rd (hooks) Lot 39 6638/230 BLK/TRACT 05/2814 0.16 Acres

There were concerns from several commission members about the 7200 sq. ft requirement and the width requirements, as this property does not fit either requirement. Also concerns about parking for a future home in such close proximity to the neighbors while also filling the 1000 sq ft building requirement.

A motion was made to deny the request by Matthew Butler and seconded by Grant Sutton.

Motion passed unanimously.

5. Discuss, take action and approve appointment of Chairman and Vice-chair for planning and zoning.
 Motion was made to recommend Matthew Butler for Chairman by Brandon Patterson and seconded by Janet Stoker. **Motion passed unanimously.**
 Motion was made to recommend Grant Sutton for Vice-Chairman by Janet Stoker and seconded by Brandon Patterson. **Motion passed unanimously.**
6. Discuss, take action and approve a set monthly date for Planning and Zoning meetings.
 Motion was made to set 2nd Tuesday of the month as P&Z meeting dates and cancel each month if nothing comes in to be on the agenda by Matthew Butler and seconded by Brandon Patterson.
 Motion passed unanimously.
7. Adjournment
 Motion to adjourn was made by Matthew Butler and seconded by Brandon Patterson. Motion passed unanimously.