

NOTICE OF MEETING OF THE  
PLANNING & ZONING COMMISSION BOARD  
CITY OF COOPER

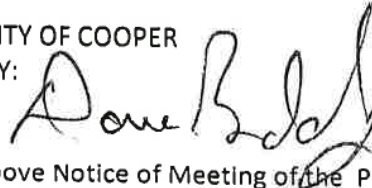
*Corrected  
Day of week was  
mistyped*

Notice is hereby given that a meeting of the City of Cooper Planning & Zoning Board of the above-named City of Town will be held on ~~MONDAY~~ <sup>Wednesday</sup>, the 30<sup>th</sup> day of July 2025 at 6:00 PM in the City Council Chamber Building, Cooper, Texas at which time the following subjects will be discussed to wit:

1. DISCUSS AND POSSIBLE ACTION ON THE RE-ZONING OF DCAD PROPERTY ID #5331 FROM R-1 TO R-3
2. DISCUSS AND POSSIBLE ACTION ON OLD BUSINESS
3. ADJOURN

DATE THIS THE 21<sup>ST</sup> DAY OF JULY, 2025


CITY OF COOPER  
BY:



I, The undersigned authority, do hereby certify that the above Notice of Meeting of the Planning & Zoning Commission of the above named City, City of Cooper, is a true and correct copy of said notice and that I posted a true and correct copy of said Notice on the bulletin board, in the City Hall of said City or Town in Cooper, Texas a place convenient and readily accessible to the general public at all times, and said Notice was posted on July 21, 2025 BY 5:00 PM and remained so posted continuous for ten (10) days preceding the scheduled time of said meeting.

DATE THIS THE 21<sup>ST</sup> DAY OF JULY, 2025

BY:



CITY OF COOPER  
PLANNING & ZONING MEETING  
JULY 30, 2025 – 6:00 PM

MEMBERS PRESENT: CAROLYN BACY-ROBERTS, KATHY HOUCHINS, DEAN JOHNSON, RONNIE GONZALES AND DARREN BRADY EX OFFICIO MEMBER

GUESTS: JOHN CRISWELL, CHRISTY CRISWELL, MELISSA MILLARD, LINDA BARNES, DEAN EUDY, MARGARET EUDY, KARISSA RANGEL, OTTO SCHORPP- DETTMAN, WENDY SPEIGHT, CAILIN CLEMMONS, WILLIAM CLEMMONS.

AGENDA ITEM #1

Wendy presented to the commission the plans to build a duplex on property id# 5331. This action would consist of rezoning from R-1 to R-3. Wendy works for Duke Oneal and she explained he had several rental properties including duplexes and this was adding to his portfolio. She assured the group he does not currently accept section 8 housing reimbursement and has no plans to do so.

Linda Barnes asked why the property had not been mowed, Christy Criswell stated they maintained that property for years and could not buy it when it became available, but they did not want a duplex right next to them. William Clemmons stated he was concerned for the drainage issues in that area as well as the sewer lines being able to handle the new service. He also had concerns on what type of renters the duplex would bring into their neighborhood. Margaret Eudy spoke to the fact that they had lived there for several years, and it used to be a nice neighborhood but that over the years it had went down. She felt that the owner would accept section 8 and said if he was a good businessman he would. She was concerned about having a duplex next to her and said they were opposed. Darren spoke concerning the drainage issues and the city had hired help for drainage issues; the sewer issues had been addressed and a Grant to replace the entire line was in the works. He also stated that other properties around the area had previously been rezoned for R3. Carolyn Bacy-Roberts asked the visitors what their main concern was and all said they did not want a duplex next to them. The commission discussed the need for rental property in Cooper and we need to support opportunities to bring tax revenue lot cleanup and development and housing options to Cooper.

Kathy Houchins made the motion to accept the rezone from R-1 to R-3  
Carolyn Bacy-Roberts seconded. Kathy Houchins voted aye, Carolyn Bacy-Roberts voted aye, Dean Johnson voted aye. Ronnie Gonzales voted nay. The majority aye vote carried to allow the rezone of DCAD Property ID #5331 from R-1 to R-3.

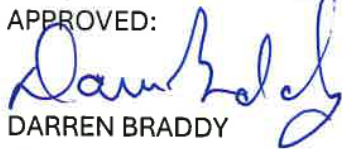
AGENDA ITEM #2

There was no old business to discuss.

AGENDA ITEM #3

Kathy Houchins made the motion to adjourn. Carolyn Bacy-Roberts seconded. Vote unanimous.

APPROVED:



DARREN BRADY  
EX OFFICIO MEMBER

**CITY OF COOPER  
CITY COUNCIL MEETING**

**DATE:** July 30, 2025

**PLEASE REGISTER:**

William Cernovos

John Cissell

Caitlin Cernovos

Christy Cissell

Wendy Speight

Otto Schorpp-Dettmann

Karissa Rangel

Margaret Eudy

Dean Eudy

Leah Bauer

Melissa Millard