



## Planning & Zoning Commission

907 E Houston Street, Cleveland, TX 77327

City Council Chambers

Thursday, July 17, 2025 at 5:30 P.M.

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Aaron Montesnieto, Chairman  
Joshua McBee, Member  
Tonya Clark, Member  
Maria Drodody, Member

Vacant, Member  
*ALTERNATES:*  
Scott Crawford  
Emilio Levario, Community Development Director

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1. Roll Call
2. Invocation and Pledge
3. Citizen Comments

***Notice is hereby given that in accordance with the Texas Open Meetings Act, Texas Government Code, Chapter 551, prohibits the Planning and Zoning Commission from discussing, deliberating, or considering, subjects for which public notice has not been given on the agenda. Issues that cannot be referred to the administration for action may be placed on the agenda of a future Planning and Zoning Session.***

4. Commissioner Training Presentation

### **Public Hearings**

5. Conduct a public hearing for the proposed rezoning of approximately 1.41 acres, legally described as 1.41 acres of land situated in the John Breeding Survey, Tract 16, Abstract No. 432, Cleveland, Liberty County, Texas, listed as the following LCAD Property ID Number: 29277, from Single-Family Detached Residential (R1) zoning district to General Commercial (GC) zoning district.
6. Conduct a public hearing for the proposed rezoning of approximately 1.17 acres, legally described as being all of Lots 4, 5, 8, 9 and 10 and the remainders of Lots 1, 2, 3, 6 and 7, Block 12, Dunnam Second Addition, Cleveland, Liberty County, Texas, listed as the following LCAD Property ID Number: 47267, from Single-Family Detached Residential (R1) zoning district to General Commercial (GC) zoning district.
7. Conduct a public hearing for the proposed rezoning of approximately 65.27 acres, legally described as 65.27 acres of land situated in the Presley Gill Survey, Abstract No. 230, and the Thomas Devers Survey, Abstract No. 790, Cleveland, Montgomery County, Texas, listed as the following MCAD Property ID Numbers: 383045, 238862, 232136, from Single-Family Detached Residential (R1) and General Commercial (GC) zoning districts to General Industrial (GI) zoning district.

### **Discussion and Action Items**

8. Consideration and possible action on approving the Final Plat of Grand Oaks Phase 3 Section 9, approximately 91.1071 acres generally located west of and along Grand Oaks Boulevard.
9. Consideration and possible action on the proposed rezoning of approximately 1.41 acres, legally described as 1.41 acres of land situated in the John Breeding Survey, Tract 16, Abstract No. 432, Cleveland, Liberty County, Texas, listed as the following LCAD Property ID

Number: 29277, from Single-Family Detached Residential (R1) zoning district to General Commercial (GC) zoning district.

10. Consideration and possible action on the proposed rezoning of approximately 1.17 acres, legally described as being all of Lots 4, 5, 8, 9 and 10 and the remainders of Lots 1, 2, 3, 6 and 7, Block 12, Dunnam Second Addition, Cleveland, Liberty County, Texas, listed as the following LCAD Property ID Number: 47267, from Single-Family Detached Residential (R1) zoning district to General Commercial (GC) zoning district.
11. Consideration and possible action on the proposed rezoning of approximately 65.27 acres, legally described as 65.27 acres of land situated in the Presley Gill Survey, Abstract No. 230, and the Thomas Devers Survey, Abstract No. 790, Cleveland, Montgomery County, Texas, listed as the following MCAD Property ID Numbers: 383045, 238862, 232136, from Single-Family Detached Residential (R1) and General Commercial (GC) zoning districts to General Industrial (GI) zoning district.

### **Adjournment**

### **Certification**

I, the undersigned authority, do hereby certify that the above notice of agenda of the Planning & Zoning Commission for the City of Cleveland is a true and correct copy of said Notice and said Notice was posted at City Hall, 907 East Houston Street, Cleveland, Texas 77327 (a place convenient and readily accessible to the general public at all times); said notice was posted by Wednesday, November 27, 2024 by 12:00PM and remained so posted continuously for at least 72 hours preceding the scheduled time for said meeting. The Notice was also posted on the City's website at <http://www.clevelandtexas.com>.

Dated this, the 14<sup>th</sup> day of July 2025.

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Jaqueline Cleveland  
Deputy City Secretary

*\*Attendance of other Elected or Appointed Officials, including members of the Cleveland Economic Development Corporation Board (EDC), may be attending and participating. If a quorum of EDC is present, then this meeting of the Cleveland City Council shall also be a meeting of the Cleveland Economic Development Corporation.*

*\*The meeting will be shown on the City's YouTube account at <https://www.youtube.com/channel/UCTeUTiB4DWP7AjbC-i6qR8Q>. Closed captions are provided as auto generated through YouTube. You must turn on the closed caption (CC) option on your viewing device.*

*\*Persons with disabilities that wish to attend this meeting should contact the City Hall – City Secretary's office at (281) 592-2667 to arrange for assistance. Individuals who require auxiliary aids or services for this meeting should contact the City at least two days before the meeting so that appropriate arrangements can be made.*