



PLANNING AND ZONING COMMISSION
PUBLIC HEARING NOTICE

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning and Zoning Commission of the City of Rusk, Texas, will hold a public hearing on **Wednesday, December 10, 2025, at 5:30 p.m.** in the **Rusk Council Chambers**, located at **116 E. 5th Street, Suite B, Rusk, Texas 75785**.

The purpose of the hearing is to discuss and consider a **Special Use Permit Application** submitted by **Southern Pines, LLC** to allow a **Community Center (public or private)** on property currently zoned **R-1 (Single-Family Residential)** under the **Unified Development Code of the City of Rusk, Texas**. The subject property is generally described as:

**A 341 BLK TR J Hundley Old St. Louis SW RR, 2.04 miles of Corridor
CCAD Property ID: 112594192**

The public hearing is being held to solicit comments from interested persons regarding the proposed Special Use and to allow the Planning and Zoning Commission to review and determine whether the proposed Special Use, as submitted, includes such requirements and safeguards as are necessary to protect adjoining property and to promote the public health, safety, and welfare.

Every Special Use Permit granted under **Article 153, Division IIIB of the Unified Development Code** shall be considered an amendment to the zoning ordinance as applicable to the subject property. In granting such a permit, the **City Council** may impose conditions that must be complied with by the grantee before a **certificate of occupancy** may be issued by the **Building Official**.

A **second public hearing** on the proposed Special Use Permit will be held before the **Rusk City Council** in the Rusk Council Chambers, located at **116 E. 5th Street, Suite B, Rusk, Texas 75785**, on **Thursday, December 11, 2025, at 5:30 p.m.**

Public comments and questions may be submitted prior to the public hearings by emailing **Victoria Minton** at **vminton@rusktx.org** or **Bob Goldsberry** at **bgoldsberry@rusktx.org**, or by calling **(903) 683-2213**. Members of the public may also appear and be heard at the hearings.