

CITY OF PENITAS
PLANNING & ZONING COMMISSION
THURSDAY, DECEMBER 18, 2025 – 6:00 PM
PENITAS PUBLIC LIBRARY, 1111 S. MAIN STREET

Notice is hereby given in accordance with S.B.270 chapter 277, Page Acts of the 61st Legislature of the State of Texas, 1969 that the following matters will be considered by the Planning and Zoning of the City of Penitas, Texas at said meeting, Planning and Zoning of the City of Penitas reserve the right to adjourn into Executive (closed) session at any time during the course of the meeting to discuss any of the items listed on the agenda as authorized by the Texas Open Meeting Act. No final action will be taken in Executive session

Agenda

Call to order:

- 1. Open Meeting & Determination of Quorum**
- 2. Pledge of Allegiance / Prayer**
- 3. Certification of Posting**
- 4. Public Comments**
- 5. Minutes - Consider Approval of Minutes for November 20, 2025, Regular Meeting**
- 6. Disclosure of Conflict of Interest**
- 7. Open Public Hearing / Discussion and Appropriate Action**

A.) CONDITIONAL USE PERMIT- MIXED BEVERAGE PERMIT (MB) -OLIVE GARDEN HOLDINGS LLC DBA OLIVE GARDEN #6549 BEING PEÑITAS CROSSING SUBDIVISION LOT # 7

B.) CONDITIONAL USE PERMIT- MIXED BEVERAGE PERMIT (MB)- RARE HOSPITALITY INTERNATONAL INC. DBA LONGHORN STEAKHOUSE #5727 BEING PEÑITAS CROSSING SUBDIVISION LOT #8

8.Other Business

9.Adjournment

***Note If during the meeting the Planning and Zoning should determine that a closed or executive session is required, then such closed or executive session is authorized by Article 6252-17 Revised Civil Statute of Texas Section2(e),2(g). Notice of the closed or executive session will be given after the commencement of the meeting covered by this notice. Should any final decision, final notice upon reconvening of the public meeting.**

Posted on this 12th day of December 2025 at the Penitas Public Library. All agendas are also posted at www.cityofpenitas.com

“CERTIFICATION ON POSTING”

I, ALMA D. MALDONADO, CERTIFY THAT I POSTED A TRUE AND CORRECT COPY OF THE FOREGOING NOTICE OF THIS AGENDA AT A PLACE ACCESSIBLE TO THE PUBLIC AT LEAST THREE BUSINESS DAYS PRIOR TO THE MEETING.

NOTICE OF REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEÑITAS

Notice is hereby given that the Planning and Zoning Commission of the City of Peñitas will hold a meeting at the Peñitas Public Library, 1111 S. Main Street, Peñitas, Texas. The subjects to be discussed are listed on the agenda, which is attached to and made part of this notice.

If during the course of the meeting covered by this Notice, the Planning and Zoning Commission should determine that a closed or executive meeting or session of the Council is required, then such closed or executive meeting or session as authorized by the Texas Open Meetings Act, Texas Government Code Section 551.001 et seq., will be held by the Commission at the date, hour and place given in this Notice or as soon after the commencement of the meeting covered by this Notice as the Commission may conveniently meet in such closed or executive meeting or session concerning any and all purposed permitted by the Act, including, but not limited to the following sections and purposes.

Texas Government Code Section:

- 551.071 (1) (2) Consultation with Attorney.
- 551.072 Deliberation regarding real property.
- 551.073 Deliberation regarding prospective gifts.
- 551.074 Personnel Matters.
- 551.076 Deliberation regarding security devices or security audits.
- 551.0785 Deliberations involving medical or psychiatric records of individuals.
- 551.084 Investigation; exclusion of witness from hearing.
- 551.087 Deliberation regarding economic development negotiation.
- 551.088 Deliberation regarding test item

Should any final action, final decision, or final vote be required in the opinion of the Commission with regard to any matter considered in such closed or executive meeting or session, then the final action, final decision, or final vote shall be either:

- (a) in the open meeting covered by the Notice upon the reconvening of the public meeting; or
- (b) at a subsequent public meeting of the Commission upon notice thereof as the Commission shall determine.



Alma D. Maldonado, Planning Department
Posted this 12th day of December 2025