

Planning and Zoning Commission Agenda

February 15, 2022

5:30 p.m.

300 W. Cotton St.

City Hall Council Chambers

I. Call to Order

II. Invocation

III. Pledge of Allegiance

IV. Approval of January 18, 2022 P&Z Minutes

V. Citizen Comment

VI. Consent Agenda

A. CONSIDER application #P22-03 Hidden Hills Subdivision Phase 2A filed by Reich Enterprises, Inc. to plat approximately 5.322 acres of Abstract 177 William Robinson Survey into 13 residential lots located on Hidden Hill Circle, north of Hawkins Parkway

B. CONSIDER application #P22-05 The Palms Unit Four filed by Anwar Khalifa to plat approximately 3.761 acres of Abstract 360 Alex Jordan Survey into 14 residential lots located on Windmill Lane, east of Palms Lane.

VII. Regular Agenda

A. CONSIDER application #P22-04 Ruthlynn Terrace filed by RTSH Investments, LLC to plat approximately 0.293 acres of Abstract 177 William Robinson Survey into 2 residential lots located at 714 Gemi Drive.

B. A PUBLIC HEARING will be held to consider application #Z22-03 filed by Mike Helms requesting a rezone from Multi-Family (MF-3) to General Retail (GR) Zoning District for approximately 0.3304 acres of AB 262 A Jordan Survey Tract 40-03 Section 3 located at 1700 North Eastman Road.

C. A PUBLIC HEARING will be held to consider application #Z22-04 filed by Austin Reich requesting a rezone from Single-Family (SF-4) to Townhome (TH) Zoning District for approximately 36.892 acres of AB 262 A Jordan Survey Tract 15 Section 4, AB 360 A Jordan Survey and Lot 7, Richardson Addition located south of Page Road and west of Victor Drive.

D. A PUBLIC HEARING will be held to consider application #Z22-05 filed by Kyle Stephens requesting a rezone from Agricultural (A) to General Retail (GR) Zoning District for approximately 1.315 acres of Lot 1, Block 1 Shepherd North Park located at 323 East Hawkins Parkway.

VIII. Staff Update

A. Provide update of City Council action on previous zoning items.

IX. Adjourn

Persons with disabilities who plan to attend this meeting and who may need auxiliary aid or services are requested to contact Planning and Zoning Division at 903-237-1072 at least two days before this meeting so that appropriate arrangements can be made.

"Any final action, decision or vote on a matter deliberated in a closed meeting will only be taken in an open meeting that is held in compliance with Texas Government code, chapter 551. The Planning and Zoning Commission reserves the right to adjourn into a closed meeting or executive session as authorized by Texas Government Code, section 551.001, et seq. (the Texas open meetings act) on any item on its open meeting agenda in accordance with the Texas open meetings act, including, without limitation sections 551.071-551.086 of the Texas open meetings act.

The Planning and Zoning Commission reserves the rights to consider use classifications for the property that are less intense than the use requested by the applicant.