

## Planning and Zoning Commission Agenda

March 21, 2023

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 February 21, 2023 P&Z Minutes**
- V. Citizen Comment**
- VI. Regular Agenda**
  - A. A PUBLIC HEARING will be held to consider application #Z23-07 filed by Tommy Vilbig requesting a rezone from Agricultural (A) to Heavy Commercial (C-2) Zoning District for approximately 5.159 acres of Abstract 2 AR Johnson Survey Tracts 112 & 113 Section 6 situated on the southeast corner of Eastman Road and I-20 Access Road.
  - B. A PUBLIC HEARING will be held to consider application #Z23-08 filed by Robert Wallin requesting a rezone from Single Family (SF-4) to General Retail (GR) Zoning District for approximately 5.59 acres of Abstract 186 Dolores Sanchez Survey Tract 43-03 Section 7 situated on the southeast corner of Gilmer Road and Spring Hill Road.
  - C. A PUBLIC HEARING will be held to consider application #Z23-09 filed by Robert Wallin requesting a rezone from Single Family (SF-4) to Single Family (SF-6) Zoning District for approximately 3.56 acres of Abstract 186 Dolores Sanchez Survey Tract 45 Section 7 situated on the east side of Panther Street, south of Spring Hill Road.
  - D. A PUBLIC HEARING will be held to consider application #Z23-10 filed by Brady Chambers requesting a rezone from Agricultural (A) to Townhome (TH) Zoning District for approximately 6.23 acres of Abstract 186 D Sanchez Survey Tract 11 Section 5 located at 4125 Gregg Tex Road.
  - E. A PUBLIC HEARING will be held to consider #Z23-13 filed by AAON Coil Products, Inc requesting a rezone from Single-Family (SF-3) and Two-Family

(TF) to Light Industrial (I-1) Zoning District for approximately 8.678 acres of Lot 16 Block 1 (NCB 617) Graves Addition; Lots 17, 17A, 17B, 17C, 18, 19 & 20 NCB 617 Ellis Acreage and Lots 26B, 26C & 26L NCB 618 Ellis Acreage located on the east side of MLK Boulevard, north of Young Street.

- F. A PUBLIC HEARING will be held to consider #Z23-14 filed by Valart Properties requesting a rezone from Multi-Family (MF-2) to Single Family (SF-5) Zoning District for Lots 13-15 Block 3 (NCB 507) Melrose Addition located at the northeast corner of N. Seventh Street and Laurel Street.

## **VII. Staff Update**

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

## **VIII. 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.