

Planning and Zoning Commission Agenda

May 16, 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 April 18, 2023 P&Z Minutes**
- V. **Citizen Comment**
- VI. **Regular Agenda**
 - A. A PUBLIC HEARING will be held to consider application #S23-04 filed by Frederick Jenkins requesting a Specific Use Permit (SUP) to allow for a One-Family Dwelling in Multi-Family (MF-3) Zoning District for approximately 0.337 acres of Lots 1A, 2A, 3A, 1B, 2B, and 3B, Block 10 Ray Addition (NCB 790) located on the south side Griffin Street, east of Edna Lane.
 - B. A PUBLIC HEARING will be held to consider application #PD23-03 filed by Heartisans Marketplace requesting to rezone approximately 2.23 acres of Lot 1A and 1B Block 1 Thomas Manor Unit 5 from Heavy Commercial (C) to Planned Development for a retail, office, and duplex/cottage development located on the northwest corner of Gilmer Road and Nikki Drive.
 - C. A PUBLIC HEARING will be held to consider application #Z23-11 filed by Sensato, LLC requesting a rezone from Single-Family (SF-4) to General Retail (GR) Zoning District for approximately 9.602 acres of a portion of Abstract 262 A Jordan Survey Tracts 18, 19 & 19-01 Section 5 located on the east side of South Eastman Road, north of East Cotton Street.
 - D. A PUBLIC HEARING will be held to consider application #Z23-12 filed by Sensato, LLC requesting a rezone from Single-Family (SF-4) to Two-Family (TF) Zoning District for approximately 40.886 acres of Abstract 262 A Jordan Survey Tracts 16, 17 and a portion of 18, 19 & 19-01 Section 5 located on the east side of South Eastman Road, north of East Cotton Street.

- E. A PUBLIC HEARING will be held to consider application #Z23-15 filed by Forecast Ventures, LLC and Billy Sallee requesting a rezone from Multi-Family (MF-2) to Single Family (SF-2) Zoning District for approximately 0.173 acres of Abstract 258 P P Rains Survey Tract 9 Section 7 located north of Fairway Oaks Lane, south of Masters Way.

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.