

Planning and Zoning Commission Agenda

July 20, 2021

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 June 15, 2021 P&Z Minutes**
- V. **Citizen Comment**
- VI. **Regular Agenda**
 - A. CONSIDER application #P21-05 Wang Investments Addition filed by Richard Henson to plat approximately 2.386 acres of part of Block 6 of Thomas Manor Unit No. 5 into 9 lots located south of Wain Drive and west of Gene Drive.
 - B. A PUBLIC HEARING will be held to consider application #Z21-13 filed by American Electric Power requesting a rezone from Agricultural (A) to Heavy Industrial (I-2) Zoning District for approximately 5.33 acres of Abstract 256 M Mann Survey Tract 3-02 Section 1 located at the west intersection of W Loop 281 and Jaycee Drive.
 - C. A PUBLIC HEARING will be held to consider application #PD21-01 filed by TEEBO PROPERTIES LLC to amend #PD88-01 to allow for an expansion of the existing carwash for approximately 0.557 acres of Abstract 177 WM Robinson Survey Tract 34 Section 3 located at 3325 Gilmer Road.
 - D. A PUBLIC HEARING will be held to consider application #PD21-02 filed by Johnson & Pace Incorporated to amend the site plan for construction of a self storage/mini warehouse for Lot 1, Block 1 of Superior Storage Subdivision located at 3821 McCann Road.
 - E. A PUBLIC HEARING will be held to consider application #S21-06 filed by Jaime Raul Gonzalez requesting a Specific Use Permit to allow for a One-Family Dwelling in a Heavy Commercial (C) Zoning District for Lot 11 Block 3 of View Crest Addition located at 2302 East Street.

F. A PUBLIC HEARING will be held to consider application #S21-07 filed by Adrian Perez Loera requesting a Specific Use Permit to allow for a Two-Family Dwelling (Duplex) in Heavy Commercial (C-2) Zoning District for Lot 3 Block 3 of International Railroad Co located at 604 East Methvin Street.

G. A PUBLIC HEARING will be held to consider application #S21-08 filed by Robby Greenlee requesting a Specific Use Permit to allow for a Spa, Salon or Barber Shop in Office (O) Zoning District for the west portion Lot 3 Block 2 of Walnut Hill Professional Center located at 905A Walnut Hill Drive.

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.