

Planning and Zoning Commission Agenda

August 15, 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 July 18, 2023 P&Z Minutes

V. Citizen Comment

VI. Consent Agenda

A. CONSIDER application #RP23-06 Fairway Oaks Unit 4 filed by Billy and Donna Sallee to replat approximately 1.255 acres of Lot 22 Block 4 Fairway Oaks Unit 4 and a portion of AB 258 P.P. Rains Survey into 2 residential lots located on the north side of Fairway Oaks Lane east of Riviera Drive.

VII. Regular Agenda

A. CONSIDER application #P23-06 Shalom Gardens Subdivision filed by Henson & Wallin Ventures LLC to plat approximately 7.489 acres of AB 262 A Jordan Survey Tract 20 & 21-08 Section 2 into 25 residential lots located on the north side of Eden Drive west of Alpine Road.

B. CONSIDER application #RP23-05 Lost Creek Business Park Unit 3 filed by Boxwood Group LLC & RBR Interest LLC to replat approximately 3.986 acres of Lots 3 & 4 Lost Creek Business Park Unit 3 into 4 residential lots located on the west side of Technology Center west of Roberts Circle.

C. A PUBLIC HEARING will be held to consider application #S23-09 filed by Teresa L. May requesting a Specific Use Permit (SUP) to allow for a One-Family Dwelling in a Heavy Commercial (C) Zoning District for AB 4 I C Skillern Survey Tract 10 Section 1 located at 5911 Old Hwy 80.

- D. A PUBLIC HEARING will be held to consider application #Z23-20 filed by RBR Interests, LLC requesting a rezone from Agricultural (A) Zoning District to Office (O) Zoning District for AB 177 WM Robinson Survey Tract 103 Section 4 located on the northeast corner of Hawkins Parkway and Bill Owens Parkway.
- E. A PUBLIC HEARING will be held to consider application #Z23-21 filed by Scott Watts requesting a rezone from General Retail (GR) Zoning District to Townhome (TH) Zoning District for all of Block 7 (NCB 539) Valley View Subdivision located at 1601 Alpine Road.

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.