

Planning and Zoning Commission Agenda

November 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 October 18, 2022 P&Z Minutes

V. Citizen Comment

VI. Consent Agenda

- A. CONSIDER application #P22-13 Virginia Woods Subdivision filed by Buddy Woolley to plat approximately 16.185 acres of Abstract 186 D Sanchez Survey into 23 residential lots located south of George Richey Road, along Virginia Creek Road.

VII. Regular Agenda

- A. CONSIDER application #RP22-09 Bowen Addition filed by The Tide is High, LLC to replat approximately 5.091 acres of Lots 3-11, portions of Lots 15 and 16, Block 1 and portions of Lots 2-7 and 10-4, Block 2 into three lots located at 2430 S. High Street.
- B. A PUBLIC HEARING will be held to consider application #S22-10 filed by Matt McKinney requesting a Specific Use Permit (SUP) to allow for a restaurant with a drive-thru window in a General Retail (GR) Zoning District for Lot1C-1, Block 2 Hickory Ridge Apartments and Corporate Center, Phase 1 located at 2002 Toler Road.
- C. A PUBLIC HEARING will be held to consider application #Z22-26 filed by Jose Benitez requesting a rezone from General Retail (GR) to Two-Family (TF) Zoning District for Lots 1-4 Wilmoth Addition located at 810 & 812 S. Green Street.
- D. A PUBLIC HEARING will be held to consider application #Z22-27 filed by Mark Bedgood requesting a rezone from Single Family (SF-4) to Single Family (SF-6) Zoning District for approximately 7.33 acres of AB 4 I C Skillern Survey Tract

12 Section 4 situated on the west side of H.G. Mosley Parkway, north of W. Marshall Avenue.

- E. A PUBLIC HEARING will be held to consider application #Z22-28 filed by Angel Monsivais requesting a rezone from Heavy Commercial (C) to Single Family (SF-5) Zoning District for approximately 18.337 acres of AB 2 A R Johnson Survey Tract 5 Section 4 situated on the west side of Estes Parkway, north of Wingate Lane located at 2701 Estes Parkway.
- F. A PUBLIC HEARING will be held to consider application #Z22-29 filed by Robert Wallin requesting a rezone from Single Family (SF-4) and General Retail (GR) to Single Family (SF-6) Zoning District for approximately 7.496 acres of AB 262 A Jordan Survey Tract 20 & 21-08 Section 2 located on the northwest corner of Eden Drive and Alpine Road.
- G. A PUBLIC HEARING will be held to consider application #PD22-03 filed by The Saxton Group, LLC requesting to rezone approximately 0.730 acres of AB 258 P.P. Rains Survey Tract 28 Section 6 from Planned Development (PD8) to Planned Development for a restaurant with a drive-thru window located at 2541 Judson 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.