

Planning and Zoning Commission Agenda

February 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 January 17, 2023 P&Z Minutes

V. Citizen Comment

VI. Consent Agenda

- A. CONSIDER application #RP23-02 J.L. Finch Estate filed by McDade Builders to replat approximately 0.996 acres of Lots 4C-1 and 4C-2 New City Block 3343 J.L. Finch Estate into 2 residential lots located at 1304 Silver Falls Road.

VII. Regular Agenda

- A. A PUBLIC HEARING will be held to consider application #S23-01 filed by Yuhang Chen requesting a Specific Use Permit (SUP) to allow for a restaurant with a private club in a General Retail (GR) Zoning District for approximately 1.665 acres of Lot 2A Marketplace #1 located at 2802 Tuttle Boulevard.
- B. A PUBLIC HEARING will be held to consider application #S23-02 filed by East Texas Fuels, Inc. requesting a Specific Use Permit (SUP) to allow for a restaurant with a drive-thru window in a General Retail (GR) Zoning District for approximately 5.906 acres, a portion of Lots 2B, 3A-1 and 3B Block 1112 L L Wooley #1 Subdivision, located at 2301 Judson Road.
- C. A PUBLIC HEARING will be held to consider application #Z23-05 filed by SW57 Construction, LLC requesting a rezone from Heavy Commercial (C) to Two-Family (TF) Zoning District for approximately 1.294 acres of Lot 3 Block 2 Northwest Medical Park located on the east side of Toler Road, north of W. Loop 281, south of McWhorter Park.
- D. A PUBLIC HEARING will be held to consider application #Z23-06 filed by Daryl L. Bane and Saul Soto Lopez requesting a rezone from General Retail (GR) to

Single Family (SF-5) Zoning District for Lots 12 and 13 Block 7 (NCB 499)
Marshall Heights located at 1114 and 1116 N. Third Street.

- E. A PUBLIC HEARING will be held to consider #M23-01 an ordinance updating the Unified Development Code.

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.