

## **Planning and Zoning Commission Agenda**

April 19, 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 March 15, 2022 P&Z Minutes**
- V. Citizen Comment**
- VI. Consent Agenda**
  - A. CONSIDER application #RP22-02 The Crossing at Main & Main filed by Future Frontiers, LLC to replat approximately 34.054 acres of Lot 1 Block 1 and Lots 5 & 6 Block 2 of The Crossing at Main & Main into 12 commercial lots located on Nealy Way, north of East Loop 281.
  - B. CONSIDER application #RP22-03 Microtel Center filed by Jody Fish to replat approximately 5.143 acres of Lot 4 Block 1 of Microtel Center in order to adjust the cul-de-sac along Swancy Street, located south of Pittman Street, west of South Eastman Road and north of Interstate 20.
- VII. Regular Agenda**
  - A. CONSIDER application #RP22-01 Buchanan Gardens filed by Juan and Virginia Zermeno to replat approximately 1.51 acres of Lot 1, 2 and portions of Lot 3, 9 and 10 Block 7 of Buchanan Gardens Subdivision into one residential lot located at the southeast corner of Mobberly Avenue and Level Street.
  - B. CONSIDER application #RP22-04 Clearmeadow Estates, Unit 2 filed by Jo A. Duke Properties to replat approximately 0.498 acres of Lot 1, Block 3 Clearmeadow Estates, Unit 2 into two lots located on the southeast corner of Benny Street and Meadowview Drive.
  - C. A PUBLIC HEARING will be held to consider application #Z22-09 filed by Garrett Boersma requesting a rezone from Single Family (SF-4) to Townhome (TH) Zoning District for approximately 4.961 acres of AB 360 Alexander Jordan

Survey situated on the southwest corner of Page Road and Delia Drive located at 3009 Page Road.

- D. A PUBLIC HEARING will be held to consider application #Z22-10 filed by Selwob Investments, LLC requesting a rezone from Single Family (SF-4) to General Retail (GR) Zoning District for approximately 6.6 acres of AB 262 A Jordan Survey Tracts 6 and 7 Section 1 located at 2447 North Eastman Road.
- E. A PUBLIC HEARING will be held to consider application #S22-03 filed by Selwob Investments, LLC requesting a Specific Use Permit (SUP) to allow for a Self Storage/Mini Warehouse in a General Retail (GR) Zoning District for approximately 6.6 acres of AB 262 A Jordan Survey Tracts 6 and 7 Section 1 located at 2447 North Eastman Road.
- F. A PUBLIC HEARING will be held to consider application #S22-04 filed by Nishil Patel requesting a Specific Use Permit (SUP) to allow for a restaurant with a Private Club in a General Retail (GR) Zoning District for approximately 1.094 acres of Lot 1 Block 1 Chaparral Plaza Subdivision located at 120 Johnston Street.
- G. A PUBLIC HEARING will be held to consider application #Z22-11 filed by Longview Interfaith Hospitality Network, Inc. requesting a rezone from Heavy Commercial (C) to Single Family (SF-5) Zoning District for Lot 10 Block 11 (NCB 14) Northcutt Heights located at 700 North Edith Street.
- H. A PUBLIC HEARING will be held to consider application #Z22-12 filed by ShoreCarter Resources, LLC requesting a rezone from Multi-Family (MF-3) to General Retail (GR) Zoning District for approximately 11.506 acres of AB 4 I C Skillern Survey Tract 101-01 Section 5 located at 1022 Bill Owens Parkway.
- I. A PUBLIC HEARING will be held to consider application #S22-05 filed by ShoreCarter Resources, LLC requesting a Specific Use Permit (SUP) to allow for Permanent Outdoor Amusement (sports complex with retail area) and a Neighborhood Pub/Tavern/Wine Bar (beer garden) in a General Retail (GR) Zoning District for approximately 11.506 acres of AB 4 I C Skillern Survey Tract 101-01 Section 5 located at 1022 Bill Owens Parkway.
- J. A PUBLIC HEARING will be held to consider application #Z22-13 filed by Travis Crafton requesting a rezone from Multi-Family (MF-3) to General Retail (GR) Zoning District for approximately 0.138 acres of AB 4 I C Skillern Survey Tract 93 Section 5 located on the east side of Gilmer Road, north of East Fairmont Street.

### **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.