

## Planning and Zoning Commission Agenda

July 18, 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 June 20, 2023 P&Z Minutes**
- V. Citizen Comment**
- VI. Consent Agenda**
  - A. CONSIDER application #P23-04 Duff Real Estate Subdivision filed by Terry Phillips to plat approximately 6.384 acres of Abstract 4 I C Skillern Survey into 1 commercial lot located on the north side of W. Loop 281, west of Enterprise Street.
- VII. Regular Agenda**
  - A. CONSIDER application #P23-05 The Villas at Judson Road filed by Brent Conaway to plat approximately 13.36 acres of Lots 3A, 4 & 5 Block 1112 L Wooley Subdivision into 59 residential lots and 2 retail lots located on the west side of Judson Road, south of Tall Pines Avenue.
  - B. A PUBLIC HEARING will be held to consider application #Z23-19 filed by Jim Heslep requesting a rezone from Heavy Commercial (C-2) to Single Family (SF-5) Zoning District for Lots 8-13 Block C (NCB 3437) Greggton Heights Subdivision located on the southeast corner of East Grand Avenue and Avenue C.
  - C. A PUBLIC HEARING will be held to consider application #S23-06 filed by Raimund Gideon requesting a Specific Use Permit (SUP) to allow for a Bed and Breakfast in Single Family (SF-3) Zoning District for Lots 13 & 14 Block 2 (NCB 350) Mobberly Place #2 located at 701 Noel Drive.
  - D. A PUBLIC HEARING will be held to consider application #S23-07 filed by Mark Massingill requesting a Specific Use Permit (SUP) to allow for indoor

amusement in General Retail (GR) Zoning District for the use of radio controlled car track located at 1615B Pine Tree Road (Abstract 71 D. Ferguson Survey Tracts 40, 41 & 41-02 Section 1).

- E. A PUBLIC HEARING will be held to consider application #S23-08 filed by Jason Jones requesting a Specific Use Permit (SUP) to allow for a Spa, Salon or Barber Shop in Office (O) Zoning District for Lots 1 & 2 Block 887A Judson Road Drive Subdivision and Abstract 224 JW Yates Survey Tract 13 located at 1514 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.