

Planning and Zoning Commission Agenda

October 17, 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 September 19, 2023 P&Z Minutes

V. Citizen Comment

VI. Regular Agenda

A. A PUBLIC HEARING will be held to consider application #Z23-22 filed by AAON Coil Products requesting a rezone from Two-Family (TF-3) Zoning District to Light Industrial (I-1) Zoning District for Lot 17D NCB 617 Ellis Acreage located at 406 MLK Blvd

B. A PUBLIC HEARING will be held to consider application #Z23-23 filed by WVB Properties, LLC requesting a rezone from Agriculture (A) Zoning District to Heavy Commercial (C-2) Zoning District for approximately 11.538 acres of Abstract 117 S Jackson Survey Tract 105 located on I-20 South Access Road east of Eastman Road, west of S. Perry Street.

C. A PUBLIC HEARING will be held to consider application #Z23-24 filed by Ohearn Holdings LLC requesting a rezone from General Retail (GR) Zoning District to Single Family (SF-1) Zoning District for approximately 10.619 acres of Abstract 258 P P Rains Survey Tract 6-05 Section 9 located on the north side of Spring Hill Road, west of McCann Road.

VII. Staff Update

A. Provide update of City Council action on previous zoning items.

VIII. 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.