

Planning and Zoning Commission Agenda

October 19, 2021

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 21, 2021 P&Z Minutes

V. Citizen Comment

VI. Consent Agenda

A. CONSIDER application #PVAC21-01 vacating Chase Creek Plat Amendment Lot 19 and 21 Block One filed by James and Melinda Scott to vacate said plat of 2.538 acres consisting of 2 lots located at the northeast corner of Chase Wood Way and Chase Crest Circle.

B. CONSIDER application #RP21-04 Longview Business Park, Phase 4 filed by LEDCO to replat approximately 78.63 acres of Lot 1, Block 1 into two lots located on Big Oak Boulevard within the South Longview Business Park.

C. CONSIDER application #P21-07 Mallard Cove Subdivision filed by Taj Gala to plat approximately 15.075 acres of AB 540 V. Pedraso Survey into 22 residential lots located on the south side of Country Club Road, east of Loop 281.

VII. Regular Agenda

A. A PUBLIC HEARING will be held to consider application #PD21-03 filed by Longview Christian School requesting to rezone approximately 12.68 acres of the AB 129 H McNutt Survey Tract 28 & AB 262 A Jordan Survey Tract 17 Section 4 from Single Family (SF-4) to Planned Development for a private school with a daycare located at 1237 Pegues Place.

B. A PUBLIC HEARING will be held to consider application #S21-12 filed by Mary Virginia Penwell requesting a Specific Use Permit (SUP) to allow for two One-Family Dwellings in a Heavy Commercial (C-2) Zoning District for

approximately 0.497 acres of Lot 1, Block 3 Clearmeadow Estates, Unit 2 located at the southeast corner of Benny Street and Meadowview Drive.

- C. A PUBLIC HEARING will be held to consider application #S21-13 filed by Norman Brown & Huifang Wan requesting a Specific Use Permit (SUP) to allow for an existing One-Family Dwelling in a Heavy Commercial (C-2) Zoning District for Lots 13, 15, 17 & Lot A (portion of an unplatted tract known as Lot A), NCB 3259 Burandt Subdivision located at 202 Princess Lane.
- D. A PUBLIC HEARING will be held to consider application #Z21-17 filed by Nishil Patel requesting a rezone from General Retail (GR) to Light Commercial (C-1) Zoning District for Lot 14, Block 1 East Magnolia Addition located on Revelyn Avenue, east of Eastman Road and north of Osborne Street.
- E. A PUBLIC HEARING will be held to consider application #Z21-18 filed by Austin Reich requesting a rezone from One-Family (SF-4) to Townhome (TH) Zoning District for approximately 40 acres of AB 262 A Jordan Survey Tract 15 Section 4 & AB 360 A Jordan Survey located on the south side of Page Road east of Windland Parkway and west of Victor Drive.

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.