

## Planning and Zoning Commission Agenda

January 18, 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 December 21, 2021 P&Z Minutes**

**V. Citizen Comment**

**VI. Consent Agenda**

A. CONSIDER application #P22-01 Alpine Gardens Subdivision filed by SNC Properties, LLC to plat approximately 4.339 acres of Abstract 262 Alexander Jordan Survey into 26 residential lots located on Tryon Road, north of Alpine Road.

B. CONSIDER application #P22-02 New Bethel Subdivision filed by Greater New Bethel Baptist Church, Inc. to plat approximately 0.734 acres of Abstract 2 A.R. Johnson Survey into 4 residential lots located at the northwest corner of Baxter Street and Birdsong Street.

**VII. Regular Agenda**

A. A PUBLIC HEARING will be held to consider application #Z22-01 filed by John Whitehurst requesting a rezone from Agriculture (A) and Planned Development General Retail (PD-GR) to Single-Family (SF-4) for approximately 10.808 acres of AB 66 WM Engle Survey Tract 9-02 located at the northwest corner of McCann Road and Wellington Lane.

B. A PUBLIC HEARING will be held to consider application #Z22-02 filed by Commonwealth Development Corporation requesting a rezone from Single-Family (SF-4) to Multi-Family (MF) Zoning District for approximately 5.985 acres of AB 4 I C Skillern Survey Tract 66 Section 5 located on the east side of Gilmer Road, north of Jenny Street.

C. A PUBLIC HEARING will be held to consider application #S22-01 filed by Main & Main Capital Group requesting a Specific Use Permit (SUP) to allow for a

restaurant with a drive-thru window in a General Retail (GR) Zoning District for a portion of Lot 2 Block 1 Liberty Baptist Church Addition located at 1500 W Loop 281.

### **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.