

**NOTICE OF A
PUBLIC HEARING AND REGULAR MEETING
OF THE PLANNING ZONING COMMISSION
FOR THE CITY OF EMORY**

NOVEMBER 4, 2025

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION WILL MEET ON THE 4TH DAY OF NOVEMBER 2025 AT 5:30 PM AT THE CITY OF EMORY AT 399 N. TEXAS ST. (HWY 19) IN EMORY TEXAS AT THAT TIME THE FOLLOWING ITEMS WILL BE CONSIDERED.

Public Hearing

1. Planning and Zoning Commission to review and receive comments from the public of a rezoning request to change from Residential (R-1) to Commercial (C2) for Philip D. Alexander, Trustee of The Ivan Alexander, Jr. Family Trust for property located at the corner of McMillan and State Hwy 19 (Texas St.). Rains CAD Property ID 6417 and 6418.
2. Planning and Zoning Commission to review and receive comments from the public of a rezoning request currently zoned agricultural use to Residential (R-1) for the property's western portion, tract 1 (13.94) acres along county road 1150, Eastern portion of the property, tract 2 (16.20) acres requesting to change from agricultural us to Commercial (C-2) for The Herd Development Partners, LLC, property located on the Southwest Corner of the intersection of County Road 1150 and State Highway 19. Rains CAD Property ID 1718.

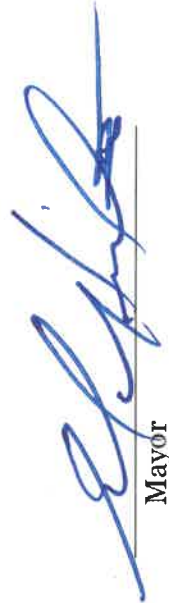
Consent Agenda

1. Planning and Zoning Commission to review and consider approving the minutes from July 1, 2025, Public Hearing and Regular Planning and Zoning Commission.

Items for Consideration and/or Action

1. Planning and Zoning Commission to review and consider making recommendation to the Emory City Council for a zoning change request from Residential (R-1) to Commercial (C-2) for Philip D. Alexander, Trustee of The Ivan Alexander, Jr. Family Trust for property located at the corner of McMillan and State Hwy 19 (Texas St) Rains CAD Property ID 6417 and 6418. Take all the necessary action in this matter.
2. Planning and Zoning Commission to review and consider making a recommendation to the Emory City Council for a zoning change request currently zoned agricultural use to Residential (R-1) for the property's western portion, tract 1 (13.94) acres along county road 1150, eastern portion of the property, tract 2 (16.20) acres requesting to change from agricultural use to Commercial (C-2) for The Herd Development Partners, LLC, property located on the Southwest Corner of the intersection of County Road 1150 and State Highway 19. Rains CAD Property ID 1718.
3. Planning and Zoning Commission to review and consider making a recommendation to the Emory City Council for a variance request from Bret Hollon for the property located on the corner for Wells and Bethel to change lot size setback from 35 ft to 10 ft. Take all the necessary action in this matter.




Mayor

CERTIFICATE: I do hereby certify that the above Notice of Meeting was posted on the bulletin board on the City Hall of the City of Emory on the 29 day of October 2025.