

PLANNING AND ZONING COMMISSION

Minutes of the Planning and Zoning Public Hearing and Meeting of the Planning and Zoning Commission For the City of Emory April 1, 2025

The Planning and Zoning Commission met on April 1, 2025, for a Public Hearing and Regular Planning and Zoning Commission meeting held at 5:30 pm with following members present Landon Williams Chairman, Kurt Fisher Vice Chairman, Maggie Ingram, Don Spencer, Dennis Threadgill, (Jason Jarret Absent). City Administrator Thad Chambers, and City Secretary Donna Raper.

Meeting called to order at 5:31 pm.

Public Hearing

1. Planning and Zoning Commission held a public hearing to review and to receive comments for a zoning request from Sustaire Enterprise LLC. for the property located at 1095 N. Texas St. (Hwy 19 N.) Emory, Texas 75440. Requesting a zoning change from (R1) Single Family to (C-1) Commercial. (LOT A BLOCK 87)

Consent Agenda

1. Motion made by Maggie Ingram seconded by Kurt Fisher approving the minutes from February 6, 2025, meeting. Motion carried unanimously.

Items for Consideration and/or Action

1. Motion made by Don Spencer seconded by Kurt Fisher to approve the rezoning request for the property located at 1095 N Texas St. (Hwy 19 N) (LOT A BLOCK 87) from (R1) residential to (C-1) Commercial. Motion carried unanimously (ROLL CALL Dennis Threadgill, Maggie Ingram, Don Spence and Landon Williams. voting Yes) Jason Jarret Absent.
2. Motion made by Maggie Ingram seconded by Don Spencer approving a Plat Application for the property located at College St. and Ravine St. Legal Description of Property - G Yarber Survey A-280 Rains County Texas - Property Owner's Emory Baptist Church. (Emory Baptist Church Lots). Motion carried unanimously.

Motion made by Dennis Threadgill seconded by Kurt Fisher to adjourn at 5:45 pm. Motion carried unanimously.



Donna Raper - City Secretary



Planning and Zoning Chairman



Krystle
903-450-6551
(Office)

Change of Zoning Application

Name of party making request: Suslaire Enterprise LLC

Mailing Address: PO Box 701, Emory, Tx 75440

Location of Property involved in request:

1095 North Texas Street, Emory, Tx 75440 • 9 mile North West from
Dutton St and Hwy 19 on the left

Lot: A Block: 87 Addition: _____

Attach current city tax receipt with application:

Plat of parcel detailing size, location of utilities, placement and size of proposed structure, location, and size of other existing structures.

Nature of request: (Write request, setting forth type of zoning requested, in shortest most complete manner.

Use the back of sheet if additional space is required. Include all information pertinent to the request).

We want to ~~change~~ change from residential property to commercial property. The 1.476 acres has a 3600 sq metal shop/office. The office uses 1800 sq of the 3600 sq while the other 1800 sqft is used as storage room.

I understand that it is necessary for me to be present at the City of Emory Planning and Zoning Commission Public Hearing.

Signature of owner: _____

All plats, etc., must be filed with the City Secretary at the time this application is filed, with all fees charged by the city paid. Notice will be sent regarding the hearing date.

STAFF USE ONLY:

Fee / \$100 per lot: ^{\$} 100.00

Date Received: 2/26/25

Fee received: Y N
CK# 11210 (DR)

RECEIVED
2-27-25

