



105 N. 4<sup>th</sup> Street, P.O. Box 349 Gunter, TX 75058  
903-433-5185

## AGENDA

### **Gunter Planning and Zoning Commission Regular Meeting Thursday, June 8, 2023 6:00 p.m.**

Pursuant to Chapter 551 of the Texas Government Code, notice is hereby given of a meeting of the Planning and Zoning Commission of the City of Gunter, Texas, to be held on June 8, 2023, at 6:00p.m. in the Gunter Public Safety Building, located at 105 N. Fourth Street, Gunter, Texas, at which time the following will be discussed and considered:

**CALL TO ORDER, PLANNING AND ZONING COMMISSION MEETING** [Chair will call the meeting to order, establish a quorum if present, and declare notices legally posted pursuant to the Open Meetings Act.]

#### **INVOCATION AND PLEDGE**

#### **CITIZEN COMMENTS**

#### **DIRECTOR'S REPORT**

#### **MINUTES**

Consider approval of Minutes of the Gunter Planning and Zoning Commission on April 13, 2023 meeting.

#### **REGULAR AGENDA**

##### **1. PUBLIC HEARING**

**Public Comments:** To hear public comments regarding Rezone approximately 950 acres of property generally located on the east side of the intersection of State Highway 289 and the BNSF Railroad, north of Mackey Road from Planned Development District for mixed-use, residential, retail, commercial, agricultural and/or industrial districts or within the Gunter Extraterritorial Jurisdiction to a Planned Development District for all uses permitted within the "M-2" (Manufacturing/Industrial – Heavy) District plus Asphalt Manufacture/refining; Cement/lime/gypsum/plaster of parts manufacture; Chemical manufacturing; Concrete; Contractor's shop & storage yard (temporary); Fat rendering; Fertilizer manufacture; Fiberglass manufacture; Gas manufacture; General Commercial plant; Glue of gelatin manufacture; Mill,

grain/flour/food products; Petroleum products, sales, wholesale; and Scrap metal sales and storage; and similar industrial uses that have comparable impact on adjacent property, and correspond with the purpose and restrictions of the “M-2” District.

2. Discuss, consider, and possibly take action on Rezoning approximately 950 acres of property generally located on the east side of the intersection of State Highway 289 and the BNSF Railroad, north of Mackey Road. (BNSF Railways)
3. Discuss, consider, and possibly take action on a Preliminary Plat request for the Gunter ISD.
4. Discuss, consider, and possibly take action on accepting the resignation of Patsy Whitaker and recommendation to City Council for reappointments for P & Z board members.

### ADJOURN

I, the undersigned authority, do hereby certify that the above Notice of a Regular Meeting of Planning & Zoning Committee of the City of Gunter, Texas is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice in the window of City Hall of said Gunter, Texas, a place convenient to the public, and said Notice was posted on June 5, 2023, before 6:00 p.m. and remained so posted continuously for at least seventy-two hours immediately preceding the date of said meeting.



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Detra Gaines, City Secretary

*Pursuant to Section 551.127, Texas Government Code, one or more Commission members or employees may attend this meeting remotely using videoconferencing technology. The video and audio feed of the videoconferencing equipment can be viewed and heard by the public at the address posted above as the location of the meeting. If during the course of the meeting covered by this notice, the P&Z Commission should determine that a closed or executive meeting or session of the Commission or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551 .001 et. seq., will be held by the Commission at the date, hour and place given in this notice as the Commission may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sections and purposes:*

Texas Government Code Section:

§ 551.071 – Private consultation with the attorney for the City on any item listed on the agenda

§ 551.072 – Discussing purchase, exchange, lease or value of real property.

*Persons with disabilities who plan to attend this meeting and who may need assistance should contact Detra Gaines, City Secretary, at (903) 433-5185 two working days prior to the meeting so that appropriate arrangements can be made.*