



Planning and Zoning Agenda

Members

**Johnny Walker—Chairman
William (Bill) Garmon
Chad Boatwright**

**Gary Wilson
Scott Droddy**

The Planning and Zoning Commission of the City of Henderson, Texas, will meet for the regular scheduled meeting on Tuesday January 14, 2025, at 9 a.m. at the Henderson Municipal Services Complex, 300 W Main St. Henderson TX, for the following purposes:

1. Call to order.
2. Citizens comments on non-agenda items (Limited to 3 minutes).
3. Consideration and possible action on the following minutes November 12, 2024
4. Open a public hearing for citizens to comment and to consider an application for a Zoning change submitted by Perry Tenbrink. He is requesting a Zoning change from General Industrial (I2) to a High-Density Multi-Family District (M3). The property is described as:

BLK 540 Less 1.5 Acres
(across from Lakewood Cemetery on HWY 323)
E. B. Warren Survey
Henderson, TX.
5. Declare Public Hearing closed and consider taking appropriate action.
6. Open a public hearing for citizens' comments and to consider an application for a Zoning change submitted by WCG Properties. They are requesting a Zoning change from Low Density Single-Family Residential (R1) Zone to General Commercial (C2) Zone. The property is described as:

SE PT OF LT 1 BLK 890
And PT OF LT 3 BLK 890A
J Smith Survey
Known as 2500 S. Evenside Street
Henderson, TX
7. Declare Public Hearing closed and consider taking appropriate action.
8. Open a public hearing for citizens' comments and to consider an application for a Zoning change submitted by Bane Investment Holdings LLC. They are requesting a Zoning change from Low Density Single-Family Residential (R1) Zone to General Commercial (C2) Zone. The property is described as:

PT OF LT 1 BLK 890
6 acres out of 13.357 Acres
J Smith Survey



9. Declare Public Hearing closed and consider taking appropriate action.
10. Open a public hearing for citizens' comments and to consider an application for a Zoning change submitted by United Ag and Turf. They are requesting a Zoning change from Medium Density Single-Family Residential (R2) Zone to General Commercial (C2) Zone. The property is described as:
LT 8A BLK 1134
Tall Pines Estates
Directly behind United Ag and Turf
11. Declare Public Hearing closed and consider taking appropriate action.
12. Adjourn.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (903)657-6551.

CERTIFICATE

I certify the foregoing notice was posted on the bulletin board, the front door of the Municipal Services Complex, Henderson, Texas, on this the ____ day of January 2025.

Cheryl Jimerson

Original on file
Acting Zoning Administrator/City Secretary
Cheryl Jimerson