



## Planning and Zoning Agenda

### Members

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

**Gary Wilson**  
**Scott Drodgy**

**The Planning and Zoning Commission of the City of Henderson, Texas, will meet for the regular scheduled meeting on Tuesday May 13, 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 of the minutes of April 8th meeting and April 17<sup>th</sup> workshop, 2025.
4. Open another public hearing for citizens' comments and to consider an application for a Zoning change submitted by Matthew and Jessica Chindemi. They are requesting a Zoning change from Low Density Single-Family Residential (R1) Zone to a Planned Development District (PD) Zone (*also known as a mixed-use zone*). The property is described as:  
Part of Lot 6 Block 350  
J Smith Survey  
Known as 900 E. Main St  
Henderson, TX
5. Declare Public Hearing closed and consider taking appropriate action.
6. Open a public hearing upon a Zoning Map amendment submitted by the City of Henderson changing the zoning from Low Intensity Industrial (I1) to Institutional (INT) on a property located at 1365 FM 782 N belonging to the Henderson Soccer Association. The property is described as:  
Lot 4 Block 655/per Resurvey of Lot 5B Block 655  
Panel Truss Addition Unit One  
Henderson, TX
7. Declare Public Hearing closed and consider taking appropriate action.
8. Open a Public Hearing upon a Zoning Map amendment application submitted by Bret Gardella, on behalf of Henderson Economic Development Corporation (HEDCO), to change the current zoning on two tracts of land located on Whippoorwill and North Evenside from Medium Density Multifamily Residential (M2) zone to a Low Density Single-Family Residential (R1) zone. The property is described as;  
Tract One 9.611 Acres and  
Tract Two 36.524 Acres  
BIH Addition  
Previously Crimcrest Addition  
Henderson, TX
9. Declare Public Hearing closed and consider taking appropriate action.
10. Adjourn.

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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 May 2025.

Cheryl Jimerson

Original on file  
Acting Zoning Administrator/City Secretary



Cheryl Jimerson