PLANNING AND ZONING COMMISSION PUBLIC HEARING MEETING

Monday, November 09, 2026 at 6:00 PM

213 North Race Street Everman, TX 76140

AGENDA

1. **MEETING CALLED TO ORDER**
2. **INVOCATION**
3. **PLEDGE OF ALLEGIANCE**
4. **CONSENT AGENDA**
5. **CITIZEN'S COMMENTS**
6. **DISCUSSION ITEMS**
7. **CONSIDERATION AND POSSIBLE ACTION**

1. ZONING CASE

A. The Commission will conduct a PUBLIC HEARING on Case #2026-5498 a request for zoning change from C1 Neighborhood Commercial to C2 General Commercial for the property located at 1721 Everman Pkwy.

Cases heard at this hearing today will be heard at the November 10th City Council Meeting. To achieve a timely and orderly meeting, the Commission asks that the following rules and procedures be respected. Each case will be called in the sequence as listed on the agenda unless otherwise directed by the chair. All ensuing dialogue shall be directed to the Zoning Commission only. After the staff presentation, the applicant and support will be given an opportunity to speak for 3 minutes each to present their case. Opposition may then speak for 3 minutes each. At the conclusion of the opposition, the applicant will be granted 3 minutes for rebuttal. Continuation beyond the speakers allotted time will be at the sole discretion of the chair. Those who are unable to speak today are encouraged to submit written comments or sign up to speak at City Council. Following the official close of each case hearing, the commission will remain in open session to deliberate and vote on the item in question. During that time, no further testimony or commentary will be allowed unless directed by the chair.

2. ZONING CASE

A. The Commission will conduct a PUBLIC HEARING on Case #2026-5744 a request for zoning change from C2 General Commercial to D Light Industrial for the property located at 200 Shelby Rd. (Shelby County School Land Survey AB 1375 Tr 19E01) .

Cases heard at this hearing today will be heard at the November 10th City Council Meeting. To achieve a timely and orderly meeting, the Commission asks that the following rules and procedures be respected. Each case will be called in the sequence as listed on the agenda unless otherwise directed by the chair. All ensuing dialogue shall be directed to the Zoning Commission only. After the staff presentation, the applicant and support will be given an opportunity to speak for 3 minutes each to present their case. Opposition may then speak for 3

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8. EXECUTIVE SESSION

9. ADJOURN

I hereby certify that this agenda was posted on the City of Everman bulletin board at or before 6:00 p.m. on Monday November 2, 2026.

/s/ Mindi Parks
City Secretary

Citizens may watch meetings live on YouTube. A link to the City of Everman YouTube channel is provided on the city website at: www.evermantx.us/government/citycouncil/

Pursuant to Texas Government Code Sec. 551.127, on a regular, non-emergency basis, members may attend and participate in the meeting remotely by video conference. Should that occur, a quorum of the members, including the presiding officer, will be physically present at the location noted above on this Agenda.

Pursuant to Section 551.071, Chapter 551 of the Texas Government Code, Boards & Commissions reserve the right to convene into Executive Session(s) from time to time as deemed necessary during this meeting, to receive advice from its attorney on any posted agenda item, as permitted by Law. Additionally, Boards & Commissions may convene into Executive Session to discuss the following:

A. Section 551.071 - Pending or Contemplated Litigation or to Seek Advice of the City Attorney.
B. Section 551.072 - Purchase, Sale, Exchange, Lease, or Value of Real Property.
C. Section 551.073 - Deliberation Regarding Prospective Gift.
D. Section 551.074 - Personnel Matters.
E. Section 551.087- Deliberation Regarding Economic Development Negotiations.
F. Section 551.089 - Deliberations Regarding Security Devices or Security Audits.

According to the City of Everman Policy on Governance Process, individual citizen comments will be restricted to three (3) minutes unless otherwise determined by a majority vote of the Council. The Presiding Officer of the Board or Commission is responsible to enforce the time limit. Citizens may address the Board or Commission either during the Citizen Comments portion of the meeting or during deliberation of a listed agenda item. Members of the Board or Commission are only permitted by Law to discuss items that are listed on the agenda. Citizens wishing to make comments should notify the City Secretary as soon as possible.

City Hall is wheelchair accessible. Parking spaces for disabled citizens are available. Requests for sign interpretative services must be made 48 hours prior to the meeting. To make arrangements, call 817.293.0525 or TDD 1.800.RELAY TX, 1.800.735.2989.