



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

AGENDA
Gunter Planning and Zoning Commission Regular Meeting
Thursday, July 9, 2026
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 July 9, 2026, at 6:00 p.m. in the Gunter Public Safety Building, located at 105 N. 4th 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

1. Consider approval of Minutes of the Gunter Planning and Zoning Commission Regular Meeting on May 14, 2026.

REGULAR AGENDA

2. Discuss, consider, and act upon a Replat of Lots 7,8,&9, Block 34 Supplementary Addition, creating Lot 7R being 0.498 acres in the City of Gunter, Grayson County, Texas. The property is located on Walnut and 7th Street. (HBC Generators)

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 July 2, 2026, before 6:00 p.m. and remained so posted continuously for at least seventy-two hours immediately preceding the date of said meeting.

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.



STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF PLANNING AND DEVELOPMENT
Case Type – Replat

Hearing Date: July 9, 2026

Project Description/Location

Replat Submittal Discuss, consider, and act upon a Replat of Lots 7,8,&9, Block 34 Supplementary Addition, creating Lot 7R being 0.498 acres in the City of Gunter, Grayson County, Texas. The property is located on Walnut and 7th Street.



Staff Analysis:

Underwood Surveying has submitted a replat on behalf of HBC Generators of 0.498 acres located in the Supplementary Addition, located at 108 W. Walnut St, Gunter, Texas 75058

The developer would like to replat lot 3 existing lots into 1 larger lot. This has been typical for previously narrower platted lot in this area.

Staff Recommendation:

The Plat meets all the subdivision requirements for replats. Staff recommends approval.

Suggested Motion: Move to **APPROVE** replat as presented.

ATTACHMENT A
REPLAT

