



Planning and Zoning Commission Meeting

June 9, 2026

7:00 p.m. – City Hall Council Chambers and Via Videoconference

**Meetings are live streamed on the [City's YouTube](#) page.
The recordings are posted to social media and the City's website within 24 hours of the meeting.**

- 1. Call to Order**
- 2. Approve the May 12, 2026, Planning Commission Minutes**
- 3. Staff Report**
- 4. Site Plan Review – 101 US 169 – Smithville Plaza Retail**

Applicant seeks approval of a site plan for Smithville Plaza, which is two buildings, one retail/restaurant building and a second building for a laundromat to replace the recent building destroyed by fire.

- 5. Public Hearing – Rezoning 18410 H & H Lake Rd. from County Ag to A-R**

The purpose of this hearing is to take public comment on the proposed rezoning approximately 152 acres to the A-R zoning district for a new subdivision with 35 single-family large lots

- 6. Rezoning 18410 H & H Lake Rd. to accommodate Heritage Farms subdivision**

Applicant seeks approval for rezoning for a new subdivision including 35 new building lots for single-family detached housing units at the southwest corner of 188th St. and H & H Lake Rd.

- 7. Public Hearing – Preliminary Plat – Heritage Farms Subdivision at 18410 H & H Lake Rd.**

The purpose of this hearing is to take public comment on a proposed new subdivision on 152+/- acres southwest of 188th and H & H Lake Rd. to include 35 single-family detached homes on lots of an average size of over 4 acres.



8. Preliminary Plat Approval – Heritage Farms subdivision at 18410 H & H Lake Rd.

Applicant seeks approval of a Preliminary Plat to create a new single-family subdivision on A-R zoned land to include 35 dwelling units.

Applicant requests postponing the following matters until the July 14, 2026 meeting.

9. Public Hearing – Rezoning and Conceptual Plan 13800 N. US 169 Hwy

The purpose of this hearing is to take public comment on the proposed rezoning of land from A-1 to B-3 to include a Conceptual Plan in the 169 South Employment Overlay District on both the existing B-3 land and the land to be rezoned.

10. Rezoning and Conceptual Plan 13800 N. US 169 Hwy

The applicant seeks to rezone of a portion of its 155-acre land from A-1 to B-3 and a Conceptual Plan on all 155 acres for a Community Scale Manufacturing facility on a portion of such land, with future restaurant/retail along 169 Highway.

11. Public Hearing – Preliminary Plat for Project Rocket Ship at 13800 US 169 Hwy

The purpose of this hearing is to take public comment on the proposed Preliminary Plat on 155 acres for a multi-use development with a large lot for Community Scale Manufacturing and accessory uses, as well as 2 lots for future retail/restaurant development.

12. Preliminary Plat for Project Rocket Ship – 3 lots

The applicant seeks to Preliminarily Plat 155 acres for a multi-use development with a large lot for Community Scale Manufacturing and accessory uses, as well as 2 lots for future retail/restaurant development.

13. Adjourn

