

PLANNING AND ZONING  
January 3, 2017  
MINUTES

*Call to order*

*Roll call* – Nancy Catherman, Guy Famer, Ronald Jones, Caroline McClimon and Judy Smith were present.

*Also present* – Jack Page, Jennifer Lynch, Shawn Hernandez, Robert Tamble, Ara Fleck, Barbara Lockerman, Josh Needham, Leonard Smith, Mike McKenna, Vickie Green, Sallie Blalock, Jay Conlon, Dana Tovar, Victoria Sheridan, Troy Streuer, and William Hector.

*Approval of minutes* – Minutes approved as written from the November 1, 2016.

*Public Hearing – Discussion and action for a zone change from Single Family (SF1) to Highway Commercial Dist. (C-3) at Faldyn Subdivision, Lot 1, ACRES 6.154, Owner –Smithville Hospital Authority Agent: William Hector.* William Hector explained that the Hospital would build a nursing home facility on the property. Mike McKenna spoke on behalf of the Oak Meadows retirement community and said they have concerns with the traffic, noise, through streets and that this would destroy their retirement community. The committee recommended him go to a Hospital Authority meeting which meets every 3<sup>rd</sup> Tuesday of the month. Caroline made a motion to approve the zone change from SF-1 to C-3. Ron Jones seconded the motion. The motion passed unanimously.

*Public Hearing – Discussion and action on a zone change from Single Family Dwelling Dist. (SF-1) to Industrial District at A27 Decrow, Thomas (R70936), ACRES 68.094 and A27 Decrow, Thomas, ACRES 1.014 (R21659) Owner Smithville 71, Ltd.:* Leonard Smith explained that this property was voluntary annexed into the city with an agreement that when it was annexed that it would be zoned as Industrial and if it didn't get zoned Industrial that the property would be de-annexed. Guy Farmer had some concern about the zoning change and thought it was too open and not restrictive enough. There were no citizens there to speak for or against the rezoning. Ron Jones made a motion to approve the zone change from SF-1 to Industrial. Judy seconded the motion and the motion pass with a vote of:

For: Judy, Nancy, Caroline, and Ron

Against: Guy Farmer

*Public Hearing- Discussion and action on a zone change from Single Family Dwelling Dist. (SF-1) to Neighborhood Shopping District (C-1) at 407 Ramona Smithville Townsite Block 12 Lot 1, 2, 5 & 6 Owner- Midnight Monkey Properties, LLC.* Owner Robin Kelly explained that they want to have four guest rooms in the main house and then build 6 small cabins around the

property. The property will also have an event lawn, pool and the parking will be on the city right-of-way. Sally Blalock was concerned an event center will impact the sale of her property value when she gets ready to sale her property across the street. She was also concerned with parking on the street and the noise. Nancy Catherman was concerned with the noise, traffic, the parking on the road and the Noise barrier to be put up. Robin said she has a problem with putting up a noise barrier. The other members of the P&Z had issues with changing the zone to commercial and did not think it fit for commercial and thought it needed a special use permit. Robin explained that it could not be a special use because she is not a bed and breakfast she has too many rooms to be classified as B&B. The P&Z committee agreed to pass onto Council for their decision without a recommendation from P&Z. No vote was taken.

*Public Hearing- Discussion and action on a Minor re-plat at 102 NE Loop 230, Smithville Townsite Block 33 Lot 11 & 12 Owner- Don E. and Vickie D. Green.* Vickie Green was there to explain she wants to split the property into two lots because she wants to sale the station but keep the storage for her other property on Main. No citizens were there to speak for or against the re-plat. Caroline made a motion to approve the re-plat. Ron seconded the motion and the motion passed unanimously.

*Public Hearing- Discussion and actions on a side yard setback variance and a lot size variance at 1103 NE 2nd st Byrne Addition Blk 116 Lot 4-5 Owner- Troy Streuer.* Troy explained he needed the variances so that he could utilize more of his lot by not having a 25' set back on all sides. There were several concerned citizens at the meeting to speak against the apartments being built there. Mrs. Fleck was concerned with parking and if the variance would make the building bigger. Mrs. Lockerman was concerned with the traffic, noise, and parking and thought he should not get the setback variance. Mr. Conlon was concerned about parking, the noise barrier and then brought up the issue that there had to be a 50' setback on the rear side of the lot. The P&Z committee did discuss this issue back and forth and decided he would need a 50' not a 25' rear yard setback. Ms. Tovar was concerned with the safety of the children with more traffic going through the neighborhood she was also concerned with the parking. Mrs. Sheridan was concerned with the parking as well. Ron Jones made a motion to approve the request. Caroline seconded the motion. The motion passed with:

For: Nancy, Ron and Caroline

Against: Judy and Guy

*Adjourn 7:55*

Approved: \_\_\_\_\_