

PLANNING AND ZONING
January 8, 2019
MINUTES

Call to order

Roll call – Brian Riewe, James Nolan, and Judy Smith were present. Not present Bradley Klaerner Nancy Catherman

Also present –Jack Page, Jennifer Lynch, Robert Tamble and Shawn Hernandez.

Approval of minutes –Minutes approved as written from the December 4, 2018 meeting.

Discussion and action on the acceptance of Nancy Catherman’s resignation as chairwoman of the P&Z: Brian said as discussed in last month’s meeting Nancy is stepping down as chairwoman of the P&Z. James made a motion to accept Nancy’s resignation as chairwoman of P&Z. Judy seconded and the motion passed unanimously.

Discussion and action on the appointment of Chairman and Vice Chairman: Judy made a motion to appoint Brian Riewe as chairman of P&Z. James seconded and the motion passed unanimously. Judy made a motion to appoint Bradley Klaerner as Vice Chairman. James seconded and the motion passed unanimously.

Public Hearing -Discussion and action on a side yard setback variance for 202 Whitehead Byrne addition Block 118 Lot 3-4 owner Steve & Lisa Wood: Lisa Wood explained that there was an old garage on the property with a slab and they tore it down a few years ago and they just want to build a new garage back on the same slab which is only two feet off of the property line. No one signed up to speak for or against the variance. James made a motion to approve the side yard setback based on the fact that they met the four criteria needed to grant a variance. Judy seconded and the motion passed unanimously.

Public Hearing- Discussion and action on a variance for centerline radii of less than 500’ for the proposed subdivision at R# 16800 A46 Lomas, L., Acres 10.650, Lot 9,10,11 FR’s (Resub of outlot 7 Riverdale est.) Owner 230 Properties, L.L.C: 230 Properties agent Chris Dringenburg explained that they need this variance to get the most use out of the land because of the way it is laid out. There were no criteria in writing but the agent thought he explained well enough that the four criteria were met. James made a motion to approve the variance for centerline radii of 300-339 and having met the four criteria. Judy seconded and the motion passed unanimously.

Public Hearing- Discussion and action on a variance for a road width of less than 60’ for the proposed subdivision at R# 16800 A46 Lomas, L., Acres 10.650, Lot 9,10,11 FR’s (Resub of outlot 7 Riverdale est.) Owner 230 Properties, L.L.C: Judy asked why they needed this variance and why they couldn’t just go by what the ordinance requires. Adam Meuth said that having this variance would add taxable land to the city and the lots would be smaller. Judy did not think this

was a good answer for granting the variance. Chris Winters spoke about his concern with where the water will go and that he didn't know the developers and would like to sit down and talk with them. Judy mad a motion to deny the variance for a road width of less than 60'. James seconded the motion and the vote was:

For: James, Judy

Against: Brian

Public Hearing- Discussion and action on a subdivision preliminary plat at R# 16800 A46 Lomas, L., Acres 10.650, Lot 9,10,11 FR's (Resub of outlot 7 Riverdale est.) Owner 230 Properties, L.L.C.: Because the variance for a road width of less than 60' was denied the preliminary plat could not be approved as drawn. Judy made a motion to deny the preliminary plat. James seconded and the motion passed unanimously.

Public Hearing- Discussion and action on a special use permit for a home-based business at 504 San Jacinto Burleson addition block 52 Lot 7 & 8 owner Johnnie Castro: Johnny Castro spoke and said he would like to run his business out of an accessory building on his dads land at 504 San Jacinto. No one signed up to speak for or against the special use permit. Judy made a motion to approve the special use permit. James seconded and the motion passed unanimously.

Public Hearing- Discussion and action on a variance to not abut a street for 35' at 706 Jones St. Eagleston addition block 22 Lots 8 & 9 Owner- Donald Baron: Donald spoke saying that he wanted to split the lots because it would be easier to maintain the lot if they were smaller. Also, there was an existing house at the front of the property the goes across both lots so that is why he wants to access the property from the alley and not abut Jones road No one signed up to speak for or against the variance. James made a motion to approve the variance and it met the four criteria. Judy seconded and the motion passed unanimously.

Public Hearing- Discussion and action on a minor re-plat at 706 Jones St. Eagleston addition block 22 Lots 8 & 9 Owner- Donald Baron: Judy made a motion to approve the minor re-plat. James seconded and the motion passed unanimously.

Public Hearing- Discussion and action on a Special use permit for 107 Bishop Burleson addition block 39 lot 5 Owner- Charla & Holly Wood: No one signed up to speak for or against the Special Use permit for the guest house/ Studio. Judy made a motion to approve the Special Use permit for a guest house/studio. James seconded and the motion passed unanimously.

Adjourn 7:23

Approved: _____