

PLANNING AND ZONING
MAY 7, 2019
MINUTES

Call to order

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

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

Approval of minutes –Minutes approved as written from the April 2, 2019 meeting.

Public Hearing-Discussion and action on a side yard setback variance at 1614 Loop 230 A46 Lomas, L.Acres0.9270 Owner- Manfred Hill: No one signed up to speak for or against this item. Nancy said having determined the factors of the criteria set forth have been met per code made a motion to approve the side yard setback variance to have a zero lot line. James seconded and the motion passed unanimously.

Public Hearing- Discussion and action on a rear yard setback variance at 504 Gresham St. Burlison block 8 lot 2- Owner Leo Morgan Jr.: Mr. Morgan spoke and said he build the garage without getting a permit and built it on the property line. He said he was there to ask for forgiveness. Susan LeVieux spoke against the variance she said it will set precedence and thinks that anyone can come in and build what they want and then ask for forgiveness. Maggie Leary spoke against the variance and also said this would set precedence. Nancy said having determined the factors of the criteria set forth have not been met per code made a motion to **deny** the back yard setback variance to have a zero lot line. James seconded and the motion passed unanimously.

Public Hearing- Discussion and action on a zone change from Community Facility to Highway Commercial at 112 Gazley St. Smithville City block 53 lot 5 and A33 Gazley, Thomas J., ACRES 0.086, (PT. OF SOUTH 1ST) (R#44567 & R#110898) Owner- Jeffery Allen Kurczynski & Orlando Collado Garcia: Lori Huffman spoke on behalf of the owners and said they need this variance to be approve so they can sell the property. As is if the property is destroyed/ taken down more than 50% they could not build a house back on this property. James made a motion to approve the zone change from (CF) Community Facility to (C-3) Highway Commercial district. Nancy seconded and the motion passed unanimously.

Public Hearing- Discussion and action on front yard setback variance at 1401 N.E. 8th St. Riverdale block 2 lot 1 acres 0.23 Owner- Joyce Wolf: No one signed up to speak for or against this item. Nancy said having determined the factors of the criteria set forth have been met per code she made a motion to approve the front yard setback variance to be only 6'6" from the front property line. James seconded and the motion passed unanimously.

Public Hearing-Consider an ordinance amending the zoning ordinance exhibit A, Chapter 14, City of Smithville code of ordinances, by adding section 2.2.19 HCD- Historic Commercial Overlay District, and correcting an internal reference in section 2.2.: No one signed up to speak for or against this item. Nancy having determines that amending the zoning Ordinance of the City of Smithville, Texas to add Section 2.2.19 HCD- Historic Commercial Overlay District and correcting an internal reference in Section 2.218 will further the health, welfare and safety of the public, I move that amending the Zoning Ordinance of the City of Smithville, Texas to add Section 2.219 HCD- Historical Overlay District as presented be recommended to the Smithville City Council for approval. James seconded and the motion passed unanimously.

Public Hearing- Consider an ordinance adopting the Smithville Historic Commercial District Design Standards applicable to the Historic Commercial Overlay District: No one signed up to speak for or against this item. James said having determined that adopting Smithville Historic Commercial District Design Standards applicable to the Historic Commercial Overlay District will further the health, welfare and safety of the public, I move that adopting the Smithville Historic Commercial District Design Standards as presented be recommended to the Smithville City Council for approval. Nancy seconded and the motion passed unanimously.

Public Hearing- Consider an ordinance an ordinance amending the zoning for the area generally known as the Smithville Historic Commercial District, being generally bounded on the South by Northeast First Street , on the East by Olive Street, on the North by Fourth Street, and on the West by Ramona Street. No one signed up to speak for or against this item. James said I move that amending the zoning for the area generally known as the Smithville Historic Commercial District as presented be recommended to the Smithville City Council for approval. Nancy seconded and the motion passed unanimously.

Adjourn 6:54

Approved: _____