

**PLANNING AND ZONING COMMISSION  
JANUARY 3, 2023 AT 6:00 P. M.  
MINUTES**

*Call to order 6:00 pm*

*Roll call* – Caroline Noya, Garrett Gutierrez, Monica Poss & Nancy Catherman were present. Brian Riewe was not present.

*Also, present* – Tracie Dzenowski and Shawn Hernandez. Jack Page and Robert Tamble were not present.

*Discussion and Action* of minutes from December 6, 2022 meeting. Nancy Catherman made the motion to approve minutes as written, Monica Poss seconded.

*Discussion and Action on a multiple variance request for curb and gutters, street radius, speed limit, continuity, street right of ways and sidewalks for Garwood Park Subdivision, ABS A46 Lomas, L., 5.11 Acres, Parcel ID 49198, 701 NE 9<sup>th</sup> Street, property owner Machs and Cahoots LLC, Agent Chase Hodges. Bonnie Bratton signed up to speak in favor of the project and no objection and pleased with the plans. The voting for these are as follows:*

***Use concrete gutters instead of curb and gutters system***- Monica Poss made the motion to approve, Nancy Catherman seconded and all were in favor.

***Tighter street radius around the Century Oak tree*** - Monica Poss made the motion to approve, Garret Gutierrez seconded and all were in favor.

***Speed limit reduced from 30 mph to 20 mph*** - Garrett Gutierrez made the motion to approve and Nancy Catherman seconded and all were in favor.

***Continuity for Towers Lane not to connect to existing Craddock Court*** – Garret Gutierrez made the motion to approve and Nancy Catherman seconded and all were in favor

***Reduce Street right of way from 60 feet to 50 feet***– Nancy Catherman made the motion to approve and Garret Gutierrez seconded. Monica Poss was against the motion and Caroline Noya chose to not vote. Vote was 2 to 1 and motion passed.

***Place Sidewalks only in the new interior roadway and not the existing exterior roadway*** – Monica Poss made a motion to deny, Nancy Catherman seconded and all were in favor to deny.

*Discussion and Action on a variance request for a minimum side yard setback for 408 Ramona Street, Parcel ID 8725404, Smithville Townsite, Block 13 Lot 3-A, Acres 0.258 (amended plat of lots 1, 2, 3 & 4 of Block 13), property owner Brenda Greene Mitchell, agent Mitchell Jameson. Mitchell Jameson was present. Leigh Kilgore signed up to speak and was for the variance request. Monica Poss made the motion to approve and Garret Gutierrez seconded and all were in favor.*

*Discussion and Action on zone change from SF-1 (Single Family Dwelling District) to C-3 (Highway Commercial District) for parcel ID 113099, A27 Decrow, Thomas, Acres 7.044, property owner Smithville Investment LLC, Agent Sadique Maredia. Imtiaz was present in Sadique's absence. Walt Walicek signed up to speak against the zone change and if it was approved hoping there would be conditions with the approval. Nancy Catherman made the motion to approve and Monica Poss seconded. All were in favor.*

*Adjourn 7:07 pm*

---

