

CITY OF SMITHVILLE

FEBRUARY 11, 2019

COUNCIL MEETING

Present: Mayor Scott Saunders Jr. Councilmembers, Bill Gordon, Joanna Morgan, Bennie Rooks, Cassie Barrientos, City Manager Robert Tamble. Not present Rhonda Janak .

**Open Meeting:** Call to order: Mayor Saunders called the meeting to order at 6:00 p.m.

*Invocation:* Samella Williams gave the invocation.

*Pledge of Allegiance:* Councilman Rooks led the pledge.

*Recognition/Awards/Proclamations/Announcements/Presentations:* Third grader Ameris Benedidas read Character Trait Presentation "Loyalty". Third grader Jessica Hinnant read Character Trait Presentation "Justice" .Mayor presented a proclamation for "African American History Month". Mayor presented a proclamation for "Fire Chief James Elam, Jr. Day". Jill Strube gave a Presentation on Sol Smart Bronze Designation Update and Findings on Applicable City of Smithville Zoning Ordinance (criteria PZD-1b)

*Approval of the minutes from the January 14, 2019 Council Meeting and Public Hearing:* Councilwoman Barrientos moved to approve of the minutes as written. Councilman Gordon seconded and the motion passed unanimously.

Hear recommendation from Planning and Zoning on a Special Use Permit for 107 Bishop, Burleson Addition, Block 39, Lot 5, Owner- Charla & Holly Wood - Brian Riewe said the P&Z recommended approving the Special Use permit.

1. Hear recommendations from Planning and Zoning on:
  - a) A side yard setback variance for 202 Whitehead, Byrne Addition, Block 118, Lot 3 & 4, owner Steve & Lisa Wood: Brian Riewe said the P&Z recommended approving the Variance.
  - b) 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. : Brian Riewe said P&Z recommended approving the variance
  - c) A variance for a road width of less than 60' for the proposed subdivision at R#16800 A46 Lomas, L., Acres10.650, Lot 9, 10, 11 FR's (Resub of outlot 7 Riverdale est.) owner 230 Properties, L.L.C.: Brian Riewe said P&Z recommended to deny the variance.
  - d) 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.: Brian Riewe said P&Z recommended to deny the preliminary plat.
  - e) A special use permit for a home-based business at 504 San Jacinto, Burleson Addition, Block 52, Lot 7 & 8, owner Johnnie Castro: Brian Riewe said P&Z recommended approving the special use permit.
  - f) A variance to not abut a street for 35' at 706 Jones Street, Eagleston Addition, Block 22, Lots 8 & 9, owner-Donald Barron: Brian Riewe said P&Z recommended approving the variance
  - g) A minor re-plat at 706 Jones Street, Eagleston Addition, Block 22, Lots 8 & 9, owner Donald Barron: Brian Riewe said P&Z recommended approving the minor re-plat

**Public Hearing:**

Hear Citizens Comments on a

1. Hear citizen comments on:
  - a) A side yard setback variance for 202 Whitehead, Byrne Addition, Block 118, Lot 3 & 4, owner Steve & Lisa Wood: No one signed up to speak for or against the request

- b) 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.: No one signed up to speak for or against the request
- c) 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.: No one signed up to speak for or against the request
- d) 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.: No one signed up to speak for or against the request
- e) A special use permit for a home-based business at 504 San Jacinto, Burlison Addition, Block 52, Lot 7 & 8, owner Johnnie Castro: No one signed up to speak for or against the request
- f) A variance to not abut a street for 35' at 706 Jones Street, Eagleston Addition, Block 22, Lots 8 & 9, owner-Donald Barron: No one signed up to speak for or against the request
- g) A minor re-plat at 706 Jones Street, Eagleston Addition, Block 22, Lots 8 & 9, owner Donald Barron: No one signed up to speak for or against the request

**Open Meeting:**

Discussion and Action on a

1. Discussion and Action on:

- a) A side yard setback variance for 202 Whitehead, Byrne Addition, Block 118, Lot 3 & 4, owner Steve & Lisa Wood: Mr. and Mrs. Wood would like to build a new garage on existing slab. The old garage was torn down a few years ago. The slab is only 2-feet off the property line. The side-yard set-back for an accessory building in SF-1 is 3-feet and the owner is requesting a 1-foot variance. The four criteria for granting a variance were discussed and the P&Z voted unanimously to recommend approval: Councilwoman Morgan said it met the criteria and made a motion to approve the variance. Councilman Rooks seconded and the motion passed unanimously.
- b) 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.: Chapter 10, Article 3, Section 1.7 of the City's Subdivision ordinance requires local streets shall have a minimum radius at the centerline of five hundred (500) feet, unless in special circumstances the commission approves a local street with a smaller minimum radius. Due to the location of Webb street and proposed size of the existing tract, the reduction of the centerline radii will allow for better site layout to accommodate the "looped" road. Driving speeds will be reduced to allow for a smaller radius. The four criteria for granting a variance were discussed and the P&Z voted unanimously to recommend approval. Councilwoman Barrientos said it met the criteria and made a motion to approve the variance. Councilman Gordon seconded and the motion passed unanimously.
- c) 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.: Chapter 10, Article 3, Section 1.5 of the City's Subdivision ordinance requires local streets shall have a minimum Right of Way (ROW) of 60'. The developer is requesting a variance to allow ROW width of 42' with required easements needed for utilities and/or drainage. The four criteria for granting a variance were discussed. Councilwoman Morgan said it met the criteria and made a motion to approve the variance. Councilwoman Barrientos seconded and the motion passed unanimously.
- d) 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.: Councilwoman

Barrientos made a motion to approve the Preliminary plat. Councilwoman Morgan seconded and the motion passed unanimously.

- e) A special use permit for a home-based business at 504 San Jacinto, Burleson Addition, Block 52, Lot 7 & 8, owner Johnnie Castro: Mr. Castro would like to run his business (moving company) out of an accessory building located on the 504 San Jacinto property. The property is zoned Mixed Residential (MR) which requires a Special Use Permit (SUP) to operate a home-based business. Councilman Gordon made a motion to approve the SUP. Councilman Rooks seconded and the motion passed unanimously.
- f) A variance to not abut a street for 35' at 706 Jones Street, Eagleston Addition, Block 22, Lots 8 & 9, owner-Donald Barron: *Mr. Barron would like to split the .91-acre property into two separate parcels because it would be easier to maintain if they were smaller. There is an existing house at the front of the property that goes across both lots. As such, the variance is being requested to allow access to the property from the alley and not abut Jones road. The property is zoned Mixed Residential (MR). Councilman Gordon said it met the criteria and made a motion to approve the variance. Councilwoman Morgan seconded and the motion passed unanimously.*
- g) A minor re-plat at 706 Jones Street, Eagleston Addition, Block 22, Lots 8 & 9, owner Donald Barron - Councilwoman Barrientos made a motion to approve the minor re-plat. Councilwoman Morgan seconded and the motion passed unanimously.

Discussion and Action on Appointments to the Smithville/Seton Hospital Board - *All terms shall expire February 3rd. The following appointments are being recommended. If approved, these appointments will expire in February 2021:*

**Ann Fulcher** – Reappointment  
**Dareld Morris III** – Reappointment  
**Joyce Klutts** – Reappointment

Councilwoman Barrientos made a motion to reappoint Ann Fulcher, Dareld Morris III, and Joyce Klutts to the Hospital Board. Councilman Gordon Seconded and the motion passed unanimously.

Discussion and Action on Appointments to the Airport Advisory Board: The individuals listed below would like to be considered for appointment / reappointment. If appointed, their terms would expire in 2021:

**James Sterling** - New appointment (replacing Austin Wampler)  
**Ken Peck** - Reappointment  
**Travis Hill** - Reappointment

Councilwoman Morgan made a motion to approve the appointment of James Sterling, Ken Peck, and Travis Hill to the Airport Advisory Board. Councilman Gordon seconded and the motion passed unanimously.

*Discussion and Action on the Financial Report:* Councilman Rooks made a motion to approve the Financial Report. Councilman Gordon seconded and the motion passed unanimously.

*Adjourn:* at 7:10 p.m.

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Scott Saunders Jr., Mayor

Attest:

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Jennifer Lynch, Asst. City Secretary