

PLANNING AND ZONING
February 7, 2017
MINUTES

Call to order

Roll call – Nancy Catherman, Guy Famer, Ronald Jones, and Judy Smith were present. Not present Caroline McClimon.

Also present – Jack Page, Jennifer Lynch, Shawn Hernandez, Robert Tamble, Ara Fleck, Barbara Lockerman, Jay Conlon, Dana Tovar, Robert Vaughn, Ron Martin, Troy Streuer, Dareld Morris, and Jason Rammel.

Approval of minutes – Minutes approved as written from the January 3, 2017.

Public Hearing – Discussion and action for a zone change from Single Family & Duplex Dist. (SF-2) to Neighborhood Shopping Dist. (C-1) at 304 Miller St Bunte addition Block 3 Lot 2, Owner –Melvin & Courtney Thomas. Mr. Thomas said the reason he wanted this property to be changed to C-1 is because he wants to put a food trailer on his property. He said having a food trailer there would allow him to contribute to the community by providing employment; good food and once a week give out free BBQ to the community. There were no citizens at the meeting to speak for or against this issue. Judy made a motion to approve the zone change from Single Family & Duplex Dist. (SF-2) to Neighborhood Shopping Dist.(C-1). Ron Jones seconded the motion and the motion passed unanimously.

Public Hearing – Discussion and action on a minor re-plat at 501 Jones Burluson Block 51 Lot 1, 2 & 27.5' of 3 Owner Ronnie & Marilyn Haywood. Mr. Haywood said the reason he wanted to split the lot was so that he could build two new houses on each lot. These lots were originally two and a half lots and now he wants to split into 2 big lots. There were no citizens there to speak for or against the minor re-plat. Guy Farmer made a motion to approve the minor re-plat. Ronald seconded the motion and the motion passed unanimously.

Public Hearing- Discussion and actions on a side yard set-back variance of 15' on the north side of the property, a side yard set-back variance of 10' on the south side of the property, a front-yard off street parking variance, a lot size variance and a 6 foot high rear-yard fence variance at 1103 NE 2nd St. Byrne Addition Block 116 Lot 4-5 Owner- Troy Streuer. Streuer's attorney Dareld Morris explained that they had a public forum on the property issues with the neighbors the night before this meeting. Streuer handed the P&Z members a packet they had put together about what the concerns were from the citizens, what the building would look like and two different options they could go with depending on if they granted all variances (plan A) or if they granted 3 of the variances (plan B). Morris also explained that the building would be classy and

they were open to hear what the neighbors would like the building to look like. He said there would be no more traffic than the intersection of main and the loop. Morris said that if this was two 2,000 sq. ft. homes on these lots we would not be here but because they are putting these two units together and making them apartments that we have an issue. He said "the only difference is that we are adding more people." There were several concerned citizens at the meeting to speak against the apartments being built there. Ron Martin signed up to speak against the variances. He said that the lot is too small for a 10 unit apartment complex and six units would be better. Martin also said that there will not be much yard or green space on the property. Ara Fleck was against all variances and said rules are set for a reason. Fleck said "where will these people park, not in your front yard but they will be parking in front of mine". Dana Tovar was concerned with the flooding if you add this building to the neighborhood. Tovar explained that Streuer says he can still move forward even if he doesn't get these variances so let him move forward without granting the variances. Tovar said she would like Streuer to keep it small. Robert Vaughn was concerned with the flooding that this building would cause. Vaughn said where will the kids play with very little yard on the property and that they should not have to play in the busy street because of it. Jay Conlon was concerned that there should have been a 50' back yard setback instead of 25' because he abuts him on the alley side. City attorney Jason Rammel explained that this is only addressed in Single family zoning and it is not addressed in MF (Multifamily) zoning so the alley is considered a break from SF-1 (Single Family) which means he only has a setback of 25'. Conlon was concerned the lot is going to be over built if these variances were granted. Conlon also had a petition that was signed by the neighbors to oppose all of the proposed variances. Barbara Lockerman was questioning why the lot was changed to MF when it didn't meet the MF regulations she thinks this is inconsistent. Mrs. Lockeman though it would be better fit for somewhere else on a bigger lot. Guy Farmer made a motion to reject all requested variances. Ron Jones seconded the motion. The motion passed with:

For: Guy, Ron and Judy

Against: Nancy

Adjourn 7:28

Approved: _____