

PLANNING AND ZONING
October 4, 2016
MINUTES

Call to order

Roll call – Nancy Catherman, Guy Famer, Ronald Jones, Caroline McClimon and Judy Smith were present.

Also present – Jack Page, Jennifer Lynch, Paula Witt, Andrew Ewig, Michelle Cole, Darrell Welcome, Nelson Scheler Fernando Guerrero, Mike McRae, and Joanna Morgan.

Approval of minutes – Minutes approved as written from the September 6, 2016.

Public Hearing – Discussion and action for a Minor Re-Plat at 128 FM 2571 Tobin addition and front yard setback variance Blk7 Lot 1-3(FR's) &4, owner –128 FM 2571 Trust. Mr. Ewig was there as an agent for 128 FM 2571 Trust and he explained that they want to subdivide the property in two sections. There are already two houses on the property and they are splitting it in half so that each house will be on its own lot. The houses already exist so we did not have to approve the front yard variance. Mr. Welcome was also there and was concerned that this would affect his property and that they would encroach on his land. P&Z told him he needed to go back and check his deed to make sure he knows what the legal description is on his property. Mr. Welcome said as long as it doesn't affect his property he was fine with the subdivision. Ronald Jones made a motion to approve the subdivision. Guy Farmer seconded it. All were in favor.

Public Hearing – Discussion and action on a Variance for a front yard setback at 102 Turney Burleson Addition Block 41 Lot 3- Owner Fernando & Ashley Guerrero. Fernando explained that he would like to expand his house to the side but that his house is only 7' from the property line. He also said that it would make his house not look as good if he had to start 25' back to add on. Michelle Cole was there to speak on behalf of Fernando and she said they are good neighbors and she thinks it would be great if P&Z approved his request. Caroline made a motion to approve the 18' front yard variance. Guy Farmer Seconded the Motion. All were in favor.

Public Hearing – Discussion and action on a Minor Re-plat and a Back yard variance at 1400 NE 8th St. Riverdale Block 1 Lot 1A (Outlot 7 Lot 3) Mike McRae explained that he wants to subdivide the property so that he can build houses on the lots and rent them out and eventually sale them. Paula Witt is a neighbor that was concerned that the additional houses would affect her sewer, water and flood water. Nelson Scheler, also a neighbor, wanted to know where the driveways would go and if the houses would cause more traffic in the area. Caroline, Guy,

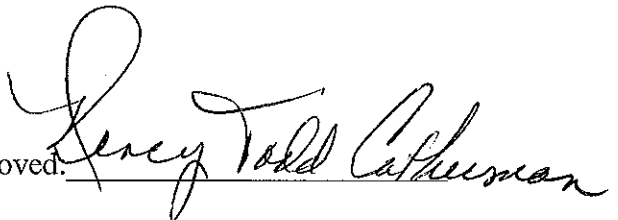
Nancy, and Judy all did not like the 4th lot and thought it should only be 3 lots not 4 lots. Mike McRae was not opposed to taking out the 4th lot but didn't know how to go about that. Ron Jones made a motion to approve the Subdivision and back yard variance but no one seconded the motion. Caroline then made a motion to deny the subdivision and back yard variance. Guy Farmer seconded the motion. The motion passed with:

For: Caroline McClimon, Judy Smith, Guy Farmer, and Nancy Catherman

Against: Ron Jones

Adjourn 6:54

Approved:

A handwritten signature in cursive script that reads "Nancy Todd Catherman". The signature is written in black ink and is positioned to the right of the word "Approved:".