

PLANNING AND ZONING  
OCTOBER 6, 2020  
MINUTES

Call to order 6:05pm

Roll call – Brian Riewe, Nancy Catherman & Caroline Noya were present. Not present, Judy Smith & James Nolan. This meeting was video conferenced due to COVID-19.

Also present – Tracie Dzenowski, Shawn Hernandez, Jack Page & Robert Tamble

Approval of minutes –Minutes approved as written from the September 1, 2020 meeting. Caroline made the motion and Nancy seconded. All were in favor.

Public Hearing Discussion and action on a zone change from CF to SF-1 for 701 NE 9<sup>th</sup> Street, Taylor Addition Block 4, Lot 1,2,3 & 4 & for 907 Garwood Street, Taylor Addition Block 5 Lot 4 & 5, Owner Smithville Hospital Authority. Ann Fulcher was present to represent SHA. Brian asked for public comments and Tracie responded that there were two public comments one from Douglas Leyendecker and one from Judy Smith. Ann Fulcher spoke how the plan is to sell the lots and that the buyer will tear down existing buildings and build a SF-1 Subdivision and being zoned SF-1 will prohibit leasing of buildings for commercial use. Caroline confirmed that the dental building is not located on these properties and will not be affected. Tracie read the public comment from Douglas Leyendecker regarding his concern of the new homes not having the historical charm of the surrounding existing homes have even though the two parcels asking to be rezoned are not located in the historical district. He also has suggestion of using this property for motel/boutique use. Tracie then read the comment from Judy Smith how she is in favor of using the property for continued medical use for the Smithville Community Clinic. Nancy expressed she was not for the motel/boutique as it is in the middle of a residential area and she was also against the continued medical use and Caroline agreed. Nancy made the motion to approve the zone change and Caroline seconded and all were in favor. Motion passed unanimously.

Public Hearing - Discussion and action on a zero-lot line variance at 107 Bishop, Burleson Addition, Block 39 Lot 5, Owners Charla & Holly Wood. Charla Wood was present and explained her plans to commission of building the garage but keeping the zero-lot line on the 2<sup>nd</sup> Street side to avoid construction involving utility lines. Brian clarified the underground electrical, sewer and gas lines are the lines they are avoiding and Charla Wood confirmed yes. Nancy clarified if the entrance to the garage would be from 2<sup>nd</sup> Street and Charla Wood confirmed yes. No public comments were submitted. Nancy made a motion to approve the zero-lot line variance and Caroline seconded and all were in favor. Motion passed unanimously.

Public Hearing - Discussion and action on a minor replat for 303 Hill Street, Townsite Block 86 Lots 2 & 3, Owners David & Linda Salas. Brian asked several times if Salas's were present but the person could not be heard and it was believed to be connection or technical difficulties. Brian expressed he had no concerns for the minor replat and Caroline and Nancy agreed. Caroline made the motion to pass and Nancy seconded. All were in favor and the motion passed unanimously.

Adjourn 6:55pm

Approved: \_\_\_\_\_