

PLANNING AND ZONING COMMISSION
ZONING BOARD OF ADJUSTMENTS AND APPEALS
REGULAR MEETING FEBRUARY 13, 2007

The Planning and Zoning Commission / Zoning Board of Adjustments and Appeals met for a regular meeting February 13, 2007, at 10:00 a.m.

Commission members present were:

David Spindle, Chairman
David Shock, Vice-Chairman
Sherry Christie, Regular member
Ron Corcoran, Regular member
Mary Hamel, Regular member

Staff members present were:

Faye Brockett, Planning & Zoning Director
Gracie Loyd, Secretary

Others present were:

Kathy Ellis
John Farley
Mark Foltermann
Chris Gillespie
John Higgins
Tom Johnson
Bill Melvin
Karla Nunley
Chirag "Chuck" Patel
Theodore Rogers, III
Jim Scroggins
Dawn Tigney
Margie Tyler
Judy Underwood

MINUTES

On a motion made by Sherry Christie, seconded by Ron Corcoran, the minutes of the January 9, 2007, regular meeting, were unanimously approved.

CASE #1-2007

The Commission is asked to review a request for a zone change from Commercial, General Retail and Agriculture to Commercial, submitted by TPJ Properties, LTD, Tom Johnson, for property out of the J.G. Gnase Survey, A-1567, William Mullican, A-895 and Daniel Shelp Survey, A-1097, containing 39.316 acres north of the northeast corner of U.S. Hwy. 75 and F.M. 691.

Tom Johnson was present to speak in favor of this request.

No one was present to speak in opposition to this request.

On a motion made by Sherry Christie, seconded by Mary Hamel, the request was unanimously approved.

ITEM # 15-2007

The Commission was asked to review a final plat of Gateway Addition, Phase Three, submitted by TPJ Properties, LTD, for property out of the J.G. Gnase Survey, A-1567, William Mulligan Survey, A-875 and Daniel C. Shelp Survey, A-1097, containing 39.316 acres, north of the northeast corner of U.S. Hwy. 75 and F.M. 691.

Tom Johnson was present to speak in favor of this request.

No one was present to speak in opposition to this request.

On a motion made by Mary Hamel, seconded by David Shock, the plat was unanimously approved with variance to scale.

CASE #2-2007

The Commission was asked to review a request for a zone change from General Retail to Commercial and a zoning change from Commercial to Commercial with a Specific Use Permit for used auto sales and repair, submitted by James Scroggins, for property out of the Layne's Addition, Lot 8, Block 20, 700 S. Armstrong.

Jim Scroggins was present to speak in favor of his request.

Mark Foltermann was present to speak concerning customer parking.

On a motion made by David Shock, seconded by Mary Hamel, the change of zoning from General Retail to Commercial was unanimously approved.

On a motion made by Sherry Christie, seconded by David Shock, the change of zoning from Commercial to Commercial with a Specific Use Permit for used car sales and repair was unanimously approved.

CASE #3-2007

The Commission was asked to review a request for a change of zoning from Single Family District Three to Single Family District Three with a Specific Use Permit for a HUD Code Manufactured Home, submitted by Theodore Rogers, III, for property out of the Washington Height Addition, Lot 16, Block 17, 1001 N. Mirick.

Margie Tyler, LUV Homes sales manager, was present to speak on behalf of Theodore Rogers, III.

No one was present to speak in opposition to this request.

On a motion made by David Shock, seconded by Ron Corcoran, the request was unanimously approved.

CASE E-2007

The Board was asked to review a variance to Ord. Sect. 28-121 Front Yard and Ord. Sect. 28-125 Rear Yard, submitted by Theodore Rogers, III, for property out of the Washington Heights Addition, Lot 16, Block 17, 1001 N. Mirick.

Margie Tyler was present to speak on behalf of Theodore Rogers, III.

No one was present to speak in opposition to this request.

On a motion made by Sherry Christie, seconded by Mary Hamel, the request was unanimously approved.

CASE B-2007

The Board was asked to review a request for a variance to Ord. Sect. 28-121 Front Yard, submitted by Jeff Hill, for property out of the Collins 1st Addition, Lot 8, Block 3, 617 W. Hull.

Chris Gillespie was present to speak in favor of this request.

No one was present to speak in opposition to this request.

On a motion made by Ron Corcoran, seconded by Sherry Christie the request was unanimously approved.

CASE C-2007

The Board was asked to review a request for a variance to Ord. Sect. 28-208 Accessory Buildings (c) Rear Yard, submitted by Karla Nunley, for property out of the Westridge Addition, Lot 25, Block 5, 1805 Meadowlark.

Karla Nunley was present to speak in favor of this request.

No one was present to speak in opposition to this request.

On a motion made by Ron Corcoran, seconded by David Shock, the request was unanimously approved.

CASE D-2007

The Board was asked to review a request for a variance to Ord. Sect. 28-206 Height of Buildings, submitted by Newcrest Hotels, LTD, buyer, Munson Realty, seller, for property out of the Replat of Lot 1 of the Replat of Lot 2, Replat of Block 2, Section Two, Point Lookout Addition Section Two, Lot 1B, 715 N. Point Lookout Drive.

Chuck Patel was present to speak in favor of this request.

No one was present to speak in opposition to this request.

On a motion made by David Shock, seconded by Ron Corcoran, the request was approved by a vote of 4 to 0 to 1. Sherry Christie, Ron Corcoran, David Shock and David Spindle voted to approve this request. Mary Hamel abstained from voting due to a possible conflict of interest.

ITEM #11

The Commission was asked to review a replat of Lot 1 of Replat of Lot 2, Block 2, of the Replat of Block Two, Point Lookout Addition, Section Two, submitted by Munson Realty, Richard Munson, containing 4.538 acres of land, M.A. Daugherty Survey, A-1408, N.W. corner of Highland Drive and Point Lookout Drive.

Judy Underwood was present to speak in favor of this request.

No one was present to speak in opposition to this request.

On a motion made by Sherry Christie, seconded by David Shock, the replat was approved by a vote of 4 to 0 to 1. Sherry Christie, Ron Corcoran, David Shock and David Spindle voted in favor of the request. Mary Hamel abstained from voting due to a possible conflict of interest.

ITEM #12

The Commission is asked to review a Replat of the Remainder of Lot 1, Block 1, Jenn Haven Addition, submitted by John R. McGill, for property out of the Hardin Jones Survey, A-630, containing 0.488 acres of land, Waterloo Lake Drive.

Bill Melvin was present to speak in favor of this request.

No one was present to speak in opposition to this request.

On a motion made by David Shock, seconded by Mary Hamel, the replat was unanimously approved with variance for scale.

ITEMS #13 & 14

The Commission was asked to review a preliminary and final plat of Williams Ranch, Phase II, submitted by Susie Weaver Williams, for property out of the John F. Moody Survey, A-796, containing 29.149 acres, Cleve Cole Rd.

John Farley was present to speak in favor of this request.

No one was present to speak in opposition to this request.

On a motion made by David Shock, seconded by Ron Corcoran, the preliminary plat was unanimously approved.

On a motion made by Sherry Christie, Ron Corcoran, the final plat was unanimously approved.

ITEM #16-2007

The Commission was asked to review a request for an extension of the Preliminary Plat of Silver Creek at Denison, submitted by Flintshire Enterprises, Mark Hickney, Managing Member, containing 105.72 acres in the William Oldham Survey, A-919, Fannin Ave.

John Higgins was present to speak in favor of this request.

No one was present to speak in opposition to this request.

On a motion made by Sherry Christie, seconded by Mary Hamel, the preliminary plat extension was unanimously approved.

Being no further business, on a motion made by David Shock, seconded by Ron Corcoran, the February 13, 2007, regular meeting was unanimously adjourned at 10:50 a.m.

Respectfully submitted,

Faye Brockett
Planning and Zoning Director