

PLANNING AND ZONING COMMISSION  
ZONING BOARD OF ADJUSTMENTS AND APPEALS  
REGULAR MEETING, JUNE 12, 2007

The Planning and Zoning Commission / Zoning Board of Adjustments and Appeals met for a regular meeting June 12, 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 and Zoning Director  
Gracie Loyd, Secretary

Others present were:

Joni Beamish  
Helen King  
Doug Pilcher  
Roseann Pilcher  
Carolyn Riddick  
Kathy Wilburn

MINUTES

On a motion made by Ron Corcoran, seconded by Sherry Christie, the minutes of the May 8, 2007, regular meeting were unanimously approved.

CASE #10-2007

The Commission was asked to untable 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 Carolyn Riddick for property out of the L.G.R. & T, Block 35, 50' x 295' x 53.85' x 317' containing 0.33 acres of land out of the James Roland Survey, A-1014, 410 E. Owings.

On a motion made by Sherry Christie, seconded by Mary Hamel, Case 10-2007 was unanimously untabled.

Faye Brockett explained that the applicant would like to place a 28' x 44' – 2007 Clayton Manufactured Home on the site. The site is vacant. A site plan has been submitted.

Water and sewer are available to the site at developer's expense.

Surrounding zoning consists of Single Family District Three and Light Industrial. The Land Use Plan recommends residential.

Staff recommended approval of this request.

There were 22 property owners notified with 1 approval and 1 disapproval.

Slides were presented.

Kathy Ellis, LUV Homes, was present to speak in favor of this request.

Ms. Riddick was present, but did not speak.

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 #11-2007

The Commission was asked to review a request for a change of zoning from Light Industrial to Central Area District, submitted by Joni Beamish, for property out of the Original Town Plat, Block 54, Lots 6-9, and 0.15 acres out of the James Roland Survey, A-1014, 110 S. Houston Ave.

Faye Brockett stated that the applicant would like to downzone the property in order to place a loft in the existing building. In a Light Industrial District residential use is not allowed.

Water and sewer are existing.

Surrounding zoning consists of Central Area and Light Industrial. The Land Use Plan recommends Central Business District.

Staff recommended approval of this request.

There were 9 property owners notified with 2 approvals and no disapprovals.

Slides were presented.

Joni Beamish 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.

CASE N-2007

The Board was asked to review a request for a variance to Ord. Sect. 28-208 Accessory Buildings ( c ) Rear Yard, submitted by Doug Pilcher, for property out of the Chelsea Park Addition, Decker's Replat of part of Lots 11 & 12, Block 35, 1621 W. Heron St.

Faye Brockett explained that the applicant would like to construct a deck 3' from his rear property line. A variance was requested for 7' as 10' was the required setback. Applicant has constructed the part of the deck up to the rear area.

A site plan has been submitted.

All adjacent property owners have been notified.

Staff recommended approval of this request subject to neighborhood comment.

There were 9 property owners notified with 2 approvals and no disapprovals.

Slides were presented.

Doug Pilcher 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 Sherry Christie, the request was unanimously approved.

CASE M-2007

The Board was asked to review a request for a variance to Ord. Sect. 28-208 Accessory Buildings (a) Front Yard, submitted by Helen King for property out of the Belmont Addition, Lots 112-114 & E. ½ Lot 115, 526 E. Monterey.

Faye Brockett stated that the applicant has constructed a handicap ramp in the front yard area of her property. A variance is requested for 21' as an established building line is 21' in the front yard area.

A site plan was been submitted and all adjacent property owners have been notified.

Staff recommended approval subject to neighborhood comment.

There were 9 property owners notified with 2 approvals and no disapprovals.

Kathy Wilburn, Faith Fellowship Baptist Church, and Helen King were 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 Ron Corcoran, the request was unanimously approved.

Being no further business, on a motion made by David Shock, seconded by Ron Corcoran, the June 12, 2007, regular meeting was unanimously adjourned at 10:17 a.m.

Respectfully submitted,

Faye Brockett  
Planning and Zoning Director

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