

REGULAR MEETING OF THE PLANNING & ZONING COMMISSION
TUESDAY, JANUARY 12, 2016 @ 4:00 P.M.
HELD IN CITY COMMISSION CHAMBERS, 214 SOUTH LOVE STREET

PURPOSE OF MEETING:

- Consider Zoning change for Dimsha Estates: Block 2 lot 6 & 7, from Zone A single family to Zone B multi family

PRESENT: Members: Vice Chairman Randy Pettigrew, Member David Lynch, Bobby Kimbro, Abel Cabello, Clint Laughrin, and Betty Price.

ALSO PRESENT: City Manager James Williams, City Attorney Patrick McMahon, Fire Inspector Skip Moorhead, Planning and Zoning Coordinator Crystal Ball, Code Enforcement Laura Brock, City Clerk Carol Ann Hogue, Administrative Assistant Anna Juarez and Chairman Kallie Windsor

CALL TO ORDER: The meeting was called to order by Vice Chairman Randy Pettigrew at 4:00 p.m.

APPROVAL OF AGENDA: Vice Chairman Pettigrew called for a motion. Member Price so moved to amend agenda to read Consideration of the Regular Meeting Minutes of December 15, 2015 instead of December 8, 2015 as published; Member Laughrin second. Motion was approved.

Chairman Kallie Windsor arrives at 4:02 p.m.

APPROVAL OF REGULAR MINUTES OF DECEMBER 15, 2015: Chairman Windsor called for a motion to approve the regular minutes of December 15, 2015. Member Price so moved. Member Lynch seconded. Motion was approved.

NON-ACTION ITEMS:

Staff Report on Action Items Approved by City Commission: Nothing to present.

Planning and Zoning Coordinator Crystal Ball was introduced.

ACTION ITEMS:

CONSIDER ZONING CHANGE FOR DIMSHA ESTATES: BLOCK 2 LOT 6 & 7, FROM ZONE A SINGLE FAMILY TO ZONE B MULTI FAMILY: Planning and Zoning Coordinator Crystal Ball addressed Commission of changing lot 4 – 13 from Zone A single family to Zone B multi family, not only lot 6 & 7. City Attorney McMahon advised the Commission to either discuss the lot 6 & 7 identified in advertisement, but City will have to re-advertise to consider lot 4 & 5, 8-13 to give the public the opportunity to consider zone change. Commission, Staff, and Stan Dimsha discussed and clarified amount of lots needing zone change. City Attorney McMahon stated for Commission to open action item for consideration and allow for public comment, then table item; and come back after advertisement of all lots which need a zone change. Vice Chairman Pettigrew so moved to consider zoning change for Dimsha Estates: Block 2 Lot 6 & 7, from Zone A single family to Zone B multi family; Member Price seconded. Mary Haarmeyer was not notified of

meeting and the neighbors were not aware until Lucinda Falkner informed Mrs. Haarmeyer of meeting and zone change. Commission and Staff discussed distance of notification notice for surrounding area. Vice Chairman Pettigrew stated inside subdivision when making changes and taking an existing zoning to spot zone it affects everyone in that subdivision; yes, by state law you only have to notify neighbors in 100 foot distance. Mr. Dimsha stated until he is able to get zone change and an interested building investor, he will not change the covenants. Mary Haarmeyer stated neighbors need to be educated on what Mr. Dimsha is doing, so neighbors can be supportive of the new townhomes. Susan Falkner asked about the price range of new townhomes; Mr. Dimsha stated price range for new townhomes will be \$250-300 thousand; townhouses will not be rented and new homes will not be duplexes. Mrs. Falkner stated concerns with decrease in value. Members and Mrs. Falkner discussed where and how to get the restrictive covenants for Dimsha Addition. Members and Mr. Dimsha discussed how to make changes to subdivision. Chairman Windsor called for a motion to consider variance. Member Pettigrew so moved to table action item as listed and request staff review filing of the Dimsha Estates or Dimsha Addition and review covenants to verify if zone change can be done. Member Lynch seconded. With no further discussion, all Aye. Motion was approved.

PUBLIC COMMENT:

No public comment was made.

OTHER COMMENT:

No other comment was made.

ADJOURNMENT:

There being no further business the meeting adjourned at 4:39 p.m.

APPROVED: _____

CHAIRMAN, KALLIE WINDSOR

ATTEST: _____

VICE CHAIRMAN, RANDY PETTIGREW