

**CALLED MEETING OF THE PLANNING & ZONING COMMISSION
THURSDAY, MARCH 7, 2013 @ 2:00 P.M.
HELD IN CITY COMMISSION CHAMBERS, 214 SOUTH LOVE STREET**

PURPOSE OF MEETING:

- Consideration of Approval of Variance at 1801 N. Main St
- Discussion of 18 Wheelers in the City Limits
- Discussion of Annexation
- Discussion of RV Trailers/Parks
- Discussion of Septic Tanks in the City
- Discussion of Driveways/Sidewalks/Addresses
- Discussion of industrial Areas
- Discussion of Multi-Family Zoning Areas
- Discussion of Zoning Ordinance Changes

PRESENT: Members: David Lynch, Betty Price, Nell Lewis, Randy Pettigrew and Chairman Kallie Richards.

NOT PRESENT: Member: Jon Benard and Lynda Kreybig,

ALSO PRESENT: Code Enforcer Laura Brock, City Attorney Patrick McMahon, Fire Chief Terrance Lizardo, City Manager James Williams, City Clerk Carol Ann Hogue, and Administrative Assistant Imelda Gutierrez.

CALL TO ORDER: The meeting was called to order by Chairman Richards at 2:00P.M.

CONSIDERATION OF THE FEBRUARY 20, 2013 MINUTES: Chairman Richards called for a motion to approve the February 20, 2013 minutes. Member Price so moved to approve the minutes. Member Pettigrew seconded. Motion carried unanimously.

CONSIDERATION OF APPROVAL OF VARIANCE AT 1801 N. MAIN ST: Curt Pruitt from Catalyst Oilfield addressed the members that he is considering the purchase of the property located at 1801 N. Main St. (formerly Reed & Stevens). They do intend on having small amounts of chemicals on site used in the petroleum industry, which they will in turn sell to their customers. Catalyst Oilfield has requested a variance be granted so they may utilize the site to conduct business operations. Chairman Pettigrew made the motion to approve the variance at 1801 N. Main contingent on the purchase of the property by Catalyst. Member Price seconded. Motion carried unanimously.

DISCUSSION OF 18 WHEELERS IN THE CITY LIMITS: Code Enforcer Laura Brock would like to have all 18 Wheelers removed from within city limits. Commissioner Bengel will send a list to all affected residents in Zone A & Zone B. Members have agreed to look into the weight of different vehicles to set a minimum or maximum weight of vehicles to be parked at the residents. No motor vehicle to be parked in the lawn. No action was taken at the moment.

DISCUSSION OF ANNEXATION: Chairman Richards mentioned what areas of the city she would like to have annexed in which include the cemetery, the corner of 17th St and Brian Urlacher and the Bus Barn are some of the areas. Code Enforcer Brock will change the words in the annexation ordinance and bring to the members on the next meeting. Member Pettigrew will look for the Master Plan for Planning & Zoning/Extraterritorial Zoning. No action was taken.

DISCUSSION OF RV TRAILERS/PARKS: Code Enforcer Brock stated that the City has an ordinance where people cannot live in the backyards. RV's cannot be parked within 10 feet from the house. Chairman Richards asked about the age of mobile homes that can be allowed in the city limits. City Manager Williams suggested to Code Enforcer Brock to have a check list that has to be met before they can move in or get permission from P&Z board members. Code Enforcer Brock wants to change the ordinance and Member Pettigrew suggested that Mrs. Brock write the ordinance the way she thinks it should be done and bring it back to P&Z committee. No action was taken.

DISCUSSION OF SEPTIC TANKS IN THE CITY: City Manager Williams stated the ordinance does not allow septic tanks but getting it enforced was the issue. City Attorney McMahon suggested that maybe mention to the residents if they wanted city water they have to sign to be annexed to the City. No action was taken.

DISCUSSION OF DRIVEWAYS/SIDEWALKS/ADDRESSES: Code Enforcer Brock stated that currently the new developments don't have any sidewalks. Chairman Richards suggested to Mrs. Brock to revamp the wording in the ordinance on fences and to bring back to the P&Z committee on the next meeting. No action was taken.

DISCUSSION OF INDUSTRIAL AREAS: Fire Chief Lizardo addressed the members about looking at current map-some are still residential. Mr. Lizardo would like to change zone to residential in a commercial zone. Chairman Richards suggested Mr. Lizardo to change the wording on how he thinks it should read on the ordinance and bring back to P&Z committee. No action was taken.

DISCUSSION OF MULTI-FAMILY ZONING AREAS: Chairman Richards mentioned about a petition that was signed about four or five years ago to change South Ave D to 1st and East Ave E to 2nd St from Commercial Zone to Multi-Family Zoning. No action was taken.

DISCUSSION OF ZONING ORDINANCE CHANGES: Code Enforcer Brock stated that carports have to be attached to the house or it's illegal. City Attorney McMahon suggested to the members to gather recommendations for the Commissioners and see what they would want and what can be done. Mrs. Brock would like to see if the Zoning fines can go up. Mr. McMahon will check the statutory limit on fines. No action was taken.

ADJOURNMENT:

Chairman Richards asked for a motion for adjournment at 5:00 p.m.

APPROVED: _____
CHAIRMAN RICHARDS

ATTEST: _____
MEMBER PETTIGREW