

**REGULAR MEETING OF THE PLANNING & ZONING COMMISSION
MONDAY, MARCH 18, 2013 @ 4:30 P.M.
HELD IN CITY COMMISSION CHAMBERS, 214 SOUTH LOVE STREET**

PURPOSE OF MEETING:

- Consideration of Approval of Sunrise Addition Final Plat on North 7th St & West Polk Ave
- Consideration of Approval of Variance for RV Park at 401 W. Ave B
- Consideration of Approval of Replat & Variance on Larch St & 3rd St
- Consideration of Approval of Variance at 722 W. Ave C-Beauty Salon
- Consideration of Approval to Subdivide lot at 805 N. East St
- Consideration of Approval of Variance for 2 homes at 602 W. Central
- Consideration of Approval of Preliminary Plat of Dean Addition
- Discussion of Zoning Changes from Commercial to Multi-Family Zoning of Block 1, Dean Addition
- Discussion of the Annexation Zoning Changes
- Discussion of Off Street Parking for Large Trucks
- Discussion of Industrial Areas Zoning Changes

PRESENT: Members: David Lynch, John Benard, Betty Price, Nell Lewis, Randy Pettigrew, Vice Chairman Lynda Kreybig and Chairman Kallie Richards.

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 4:30 p.m.

CONSIDERATION OF THE MARCH 7, 2013 MINUTES: Chairman Richards called for a motion to approve the March 7, 2013 minutes. Member Price so moved to approve the minutes. Member Lynch seconded. Motion carried unanimously.

CONSIDERATION OF APPROVAL OF SUNRISE ADDITION FINAL PLAT ON NORTH 7TH ST & WEST POLK AVE: Vice Chairman Kreybig made a motion to approve the final plat. Chairman Richards abstained. Vice Chairman Kreybig withdrew the motion after some discussion concerning water & electrical easements. Member Price made a motion to table and resubmits the plat with all water & electric easements to the fire hydrants. Member Lynch seconded. Motion was approved.

CONSIDERATION OF APPROVAL OF VARIANCE FOR RV PARK AT 401 W. AVE B: Chairman Richards called for a motion to approve variance. Member Price made a motion to table to the next meeting due to Mr. Orosco not being present. Vice Chairman Kreybig seconded. Motion was approved.

CONSIDERATION OF APPROVAL OF REPLAT & VARIANCE ON LOTS ON LARCH ST & 3RD ST: Raul Chavira addressed the members on behalf of his father Cruz Chavira to request a replat & variance. Chairman Richards called for a motion to approve replat & variance. Member Price made a motion to approve according to the Code Enforcer Brock's recommendations and submit survey and plat to the committee. Member Lewis seconded. Motion was approved.

CONSIDERATION OF APPROVAL OF VARIANCE AT 722 W. AVE C-BEAUTY SALON: Cheryl Dudley addressed the members to request a variance for a 1 or 2 chair beauty salon in her garage. Chairman Richards called for a motion to approve the variance. Member

Price made a motion to approve. Vice Chairman Kreybig seconded. Member Lynch opposed. Motion was approved.

CONSIDERATION OF APPROVAL TO SUBDIVIDE LOT AT 805 N. EAST ST: Imelda Gutierrez addressed the members to request to subdivide lot. Chairman Richards called for a motion to approve. Member Pettigrew made the motion to approve and move forward with subdivision pending on submitting a plat to the committee. Member Benard seconded. Motion was approved.

CONSIDERATION OF APPROVAL OF VARIANCE FOR 2 HOMES AT 602 W. CENTRAL: Chairman Richards called for a motion to approve variance. Member Benard made a motion to table to the next meeting due to Mr. Smith not being present. Vice Chairman Kreybig seconded. Motion was approved.

CONSIDERATION OF APPROVAL OF PRELIMINARY PLAT OF DEAN ADDITION: Harold Lawson addressed the members to request an approval of preliminary plat. Chairman Richards called for a motion to approve plat. Member Price made a motion to approve plat subject to submit survey & a replat to the committee. Member Lewis seconded. Motion was approved.

DISCUSSION OF ZONING CHANGES FROM COMMERCIAL TO MULTI-FAMILY ZONING FOR A PART OF BLOCK 1, DEAN ADDITION: City Manager Williams stated that a public hearing notification would be sent or published for all the commercial & multi-family zoning areas that would be affected with the change in that area. A planning & zoning meeting is scheduled for April 15, 2013 @ 4:00p.m.

DISCUSSION OF THE ANNEXATION ZONING CHANGES: Code Enforcer Brock discussed the new wording that she would like to have changed for the annexation ordinance. Members decided to table to the next meeting. No action was taken.

DISCUSSION OF OFF STREET PARKING FOR LARGE TRUCKS: Code Enforcer Brock discussed the new wording on the off street parking. Members decided to table to the next meeting. No action was taken.

DISCUSSION OF INDUSTRIAL AREAS ZONING CHANGES: Fire Chief Lizardo discussed the new wording on the Industrial Area Zoning Ordinance. Members decided to table to the next meeting. No action was taken.

ADJOURNMENT:

Vice Chairman Kreybig asked for a motion for adjournment at 6:05 p.m.

APPROVED: _____
CHAIRMAN RICHARDS

ATTEST: _____
VICE CHAIRMAN KREYBIG