
Planning and Zoning CommissionPlace 1 Duane May
Place 4 Dallas Jacks
Place 7 Tim StainbackPlace 2 Berniece Reeves-Brown
Place 5 Al Atkins
Place 8 Teri TaylorPlace 3 Dennisha Denney
Place 6 Vacant
Place 9 James Barr

Minutes**1. Call to Order**

Chairman Berniece Brown-Reeves called the March 20, 2017, regular session to order at 5:30 p.m. Present were Commissioners Al Atkins, Tim Stainback, Duane May, Dr. James Barr, Dallas Jacks, Berniece Brown, Theresa Taylor and Dennisha Denney. Present for staff is Building Official Steve Methven, and Executive Secretary Maria Segovia. Commissioner Duane May announced that he will abstain from item 1 and 3 on the agenda.

2. Invocation

Tim Stainback led the invocation.

3. Roll Call

Executive Secretary Maria Segovia gave the roll call.

4. Approval of Minutes**A. Planning Commission Meeting Minutes – January 16 , 2016**

Chairman Berniece Brown asks for a motion on the minutes. Commissioner Al Atkins motions to accept the minutes. Commissioner Dennisha Denney seconds the motion. The motion passed unanimously.

5. Old Business

There was no old business before the Planning and Zoning Commission.

6. New Business

- A.** Hold a public hearing, discuss and consider a request by William (Bud) Jones, to approve a zoning change from Agricultural to Multiple Family-1 zoning on this lot located at 803 Traders Rd, and take any action necessary.

Staff member Steve Methven briefs the board stating this property is currently zoned agriculture; Mr. Jones wants to build some townhomes. Staff member Steve Methven points out the Cedar Creek Addition that will be adjacent to it. He states that it will be platted from two lots into one after the zoning is confirmed. There will be single story townhomes with 38 units. There is currently a house there now which will be demoed. There were 17 letters and there were not any received for or against. He will have to build water and sewer. The parking depends on how many bedrooms he will have, but there will not be a problem with parking. They will have garages in the back part of the townhomes. Chairman Berniece Brown opens the public hearing and asks the applicant to come forward. The applicant William Jones comes forward and states that the concept is pretty much as presented by Staff member Steve Methven. He states that the number of units could fluctuate a little. Commissioner James Barr asked if they will be a section 8 property. Mr. Jones states they will not be at the moment. Commissioner Al Atkins asked what the plans are for the phases. Mr. Jones states the phase will start with the cul-de-sac and 6 units on the east and then 6 units on the west would be phase one. Second phase would be a second group of units on the east and the west. The final group would be on the South. He states he would like to start within 6 months. Chairman Berniece Brown asks if there is anyone else present to speak on behalf to step forward, no one else wishes to come forward, Chairman Berniece Brown asked if there is anyone present to speak against the zoning to come forward. There is no one present to speak against the request. Chairman Berniece Brown closes the public hearing and asked for a motion. Commissioner Dennisha Denny motions to accept the request by William Jones. Commissioner Tim Stainback seconds the motion. The motion passed unanimously.

- B. Hold a public hearing, discuss and consider a request Melanie Acker for a Conditional Use Permit (Private Club) located at 1218 I-30, and take any necessary action.

Staff member Steve Methven states this is located right next to Golden Chick. She was at the location where the Brass Rail was located which has had some issues. She wants to move to a location close by. Parking will not be an issue. She has the zoning and just needs a CUP. Staff does recommend approval. Golden Chick does own the whole building and are aware of what is going on. She will have her own separate utilities. Chairman Berniece Brown opens the public hearing and asks the applicant to step forward. Melanie Acker states she would just like to move the business from 1216 I-30 to 1218 I-30. Chairman Berniece Brown

asked what would be the hours. Ms. Acker states the hours will be the same, 2pm to midnight every day except for Saturdays, which will be from 2pm to 1am. She has operated the business for 21 years now. Everyone will have to be a member. Chairman Berniece Brown asked if there is anyone else to speak for or against the request. There not being anyone, she closes the public hearing. Commissioner Duane May motions to approve the request. Commissioner Al Atkins seconds the motion to approve the request. All were in favor and the motion passed.

- C. Request to approve the Final Plat of Highland Oaks Addition, Section 6 consisting of 12 lots totaling 1.514 acres. This property is located on the corner of Baylor Drive and Jack Finney Blvd. Commissioner Duane May announces he will abstain from this item. Staff member Steve Methven addresses the board. He states the zoning has already been approved and he is requesting a final plat because there are 4 more lots which require the approval of the P&Z Board. The proposed amount of townhomes is 11. Eight will be facing Baylor and three more facing Jack Finney. With single family attached the size of the lot can shrink to 25 ft. the houses actually have a common wall. Chairman Berniece Brown asks if there are any more questions for staff. No one has any more questions. Chairman Berniece Brown asked the applicant to come forward. The applicant Cliff Jones lives at 3184 Legacy Oaks. He states there will be parking to the right and to the left off of Jack Finney. They will have two car garages. There will be approximate 1400 sqft living area and totaling about 2000 sq. ft. Chairman Berniece Brown asked if there is anyone to speak for or against the request, there not being anyone, she closes the public hearing. Commissioner Dennisha Denney motions to accept the request. Commissioner Terri Taylor seconds the motion. Motion passes unanimously.

7. Workshops and Discussion

Staff member Steve Methven states that there are no updates.

8. Adjourn

Commissioner Al Atkins motioned to adjourn and Commissioner Dennisha Denney seconds the motion. The Planning and Zoning Commission meeting adjourned at 5:55p.m.



Prudence Reeves

Chairman Signature

4/17/2017

Date