

## PLANNING AND ZONING COMMISSION

May 07, 2012

Minutes

### I. CALL THE MEETING TO ORDER

The meeting was called to order at 6:02 PM. The following commission members were in Attendance. Connor Brown, Ronald Yoder Jr., Alana Seaman, Carla Peregoy, and Tom Grabowski. Not in attendance were Brenda Richardson and Scott Shaler.

### II. OTHER BUSINESS

- (A) **Public hearing to give all interested parties and citizens an opportunity to be heard concerning an application filed by Kelly W. Keith, to rezone and replat SW/4 Lot 3, Block D, Burton & Danforth. Kelly W. Keith is requesting to be allowed to change the zoning from its present classification of a T1-A to M-Multi Family & R-1 Residential.**

Speaking on behalf of the rezone request was Captain Ron Spivey. Mr. Spivey stated that he would be acting on behalf of Dr. Keith. He stated that he is now requesting a Multi-Family rezone of the property, instead of his previous C-2 Commercial. He stated that lots 1 & 2 would have cabins, Lots 3 & 4 would have homes located on the property. He stated that the 27 acres across the street from Dr. Keith's property is currently zoned Multi-Family. He would ask that the zoning he is requesting be passed. Speaking against the request was Martha Price, 1520 Kenney; Mrs. Price read her and her husband's objections to the commission. She asked if it was for visitors with fishing trips and other uses or if it was going to be used for the wounded warriors. In addition, she would like to know if travelers or passersby would be able to lodge there. Captain Spivey stated that lodging houses are temporary, and stated he would follow whatever guidelines are required as far as ADA is concerned. He stated that the cabin use would be for the Wounded Warrior Project, women's shelters, and Driscoll Children's Hospital.

- (B) **Discussion and possible action on (A) above.**

Tom Grabowski asked Captain Spivey about the verbiage regarding temporary lodging stating previous arrangements and not opens to the public. Captain Spivey stated that he will not have a sign outside; calls would have to be made to his staff or himself giving a notice in advance. Robert Stoddard stated that as long as prior arrangements are made then it fits the definition. Tom Grabowski asked Captain Spivey if he read and understands what temporary lodging is defined as, to which Captain Spivey asked Tom Grabowski if he read the rest of the ordinance. Captain Spivey stated that boarding houses would be allowed in Multi-Family.

A motion was made by Ronald Yoder Jr. to approve the rezone request; a second was given by Alana Seaman. Voting In favor of the request was: Ronald Yoder Jr., Tom Grabowski, and Alana Seaman. Voting against the request: Carla Peregoy. Connor Brown recused himself from voting.

**(C) Discussion and possible action on a request filed by North Bay Fellowship for an excavation permit for the following property: South ½ of 15 & 16, Blk 80, Mc Campbell Subdivision, located at 3530 Ave A. Mr. Odell Daughtry, representative of Northbay Fellowship is requesting to be allowed to place fill material in for church usage and recreation.**

Robert Stoddard began by stating that the commission is on the consideration or possible action for this request. He went on to say that Mr. Daughtry would speak on why the paperwork that was asked for was not provided. Mr. Daughtry believed he was providing what was asked of him. Carla Peregoy stated that the information provided was adequate information for her. Alana Seaman agreed with her statement. Tom Grabowski asked Mr. Daughtry questions regarding the notarized letters, to which Mr. Daughtry was unable to answer. Robert Stoddard stated that after the 2 inches of compaction soil would give an indication where water would flow after that is done. Mr. Stoddard stated that it was a reasonable request to ask for a drainage pattern after the fill is complete, without it we don't know what direction the water is going. Mr. Stoddard believed that there should have been a plan provided and that they should have been held to that plan, and that currently there is no plan. Robert Stoddard was asked by Tom Grabowski if the documents were provided in the time frame that was given. Robert Stoddard stated that the documentation was not provided. Connor Brown made a motion to approve the request to place fill material, Ronald Yoder gave a second, as long as a survey or drawing of the drainage pattern is provided prior to city council meeting. Voting in favor of the request were Ronald Yoder Jr., Connor Brown, Carla Peregoy, Alana Seaman. Voting against the request was Tom Grabowski.

The request was approved.

**(D) Discussion and possible action concerning member appointment.**

There were no recommendations from the Planning and Zoning Board.

**III. COMMENTS FROM THE PUBLIC**

There were no comments from the public.

**IV. REPORTS FROM PLANNING AND ZONING MEMBERS**

There were no reports from the commission.

**V. REPORTS FROM STAFF**

There were no reports from staff.

**VI. DISCUSSION ON AGENDA FOR NEXT MEETING**

Public business from Helix would be on the next meeting. Fences, minimum square footage, and short term occupancy would be discussed on the next meeting.

**VII. ADJOURNMENT**

The meeting was adjourned at 7:05 PM.

---

Chair or Vice Chairman

---

Rhonda Soliz-Silguero