

MINUTES: PLANNING AND ZONING COMMISSION  
October 8, 2012

MEMBERS

PRESENT: Sherri McCandless, Jerry Jenkins, Joe Higgs, Glen Jensen, Allen Chick

MEMBERS

ABSENT: Mark McNeal, Justin Allen

OTHERS

PRESENT: Director of Development Services Joseph Iliff, Development Services Secretary Jennifer Shumate, Dell and Linda Coolidge, Earl Herrington, Steve Watkins, and Lisa Christian

1. Meeting called to order at 7:22pm.
  
2. Election of Chair and Vice Chair.  
Jerry Jenkins for Chair motioned by Allen Chick and seconded by Sherri McCandless. Motion carried unanimously.  
Allen Chick for Vice Chair motioned by Joe Higgs and seconded by Sherry McCandless. Motion carried unanimously.
  
3. Consider minutes of the meeting of July 23, 2012.  
  
Minutes approved unanimously.
  
4. Consider, Discuss, and Possibly Act on Replat of Lots 7R2-1 and 7R2-2 Marion Point Acres.  
  
Mr. Iliff stated that replat was reviewed by Denton County, Joseph Iliff, and Rob Woods (Director of Public Works). No concerns were noted by any party and it was recommended by all to approve.  
  
First plat on property was completed in 2011.  
  
Sherri McCandless made a motion to recommend approval to City Council. Motion seconded by Glen Jensen. Motion passed unanimously.
  
5. Conduct a Public Hearing Concerning the Zoning Change for the Property Located on the Northeast Corner of Plum and 10<sup>th</sup> Streets – Sullivan West Block 15.  
  
Joe Iliff explained zoned MF2 and asking to change to B2. The property is currently undeveloped. No notification forms received on public hearing notice mailed.

Public Hearing Opened.

Steve Watkins with Watkins Commercial and represents Elk River spoke on behalf of Zoning Change. Comments made:

- Purchaser of lot is a bank and would like to put in a branch with a drive through. The bank will have standard bank hours.
- Current property owner owns property on west side as well.
- Most other properties are rentals.
- Commission asked about potential flow of traffic and was advised that no traffic information has been passed along at this time.
- Time frame for build will be 12-15 months out. Property will be nicely landscaped with two wide entrances.
- Property does not fall into proposed Historic Core area.
- Joseph Iliff added that the zoning change is not a drastic change. The zoning change will change from heavy residential (20 unit anchor) to business.
- Most access will be kept on 10<sup>th</sup> Street.

No other comments made.

Public Hearing Closed.

6. Consider, Discuss, and Possibly Act on the Zoning Change for the Property Located on the Northeast Corner of Plum and 10<sup>th</sup> Streets – Sullivan West Block 15.

Allen chick made a motion to accept and recommend approval to City Council. Motion seconded by Joe Higgs. Motion passed unanimously.

7. Conduct a Public Hearing Concerning the Zoning Change for the Property Located at 11754 Metz Road Henry Tierwester Survey Tract 7.

Joseph Iliff explained that this is a Specific Use Permit and that no zoning change will be required. No notification forms received on public hearing noticed mailed.

Public Hearing Opened.

Lisa Christian, owner of property, spoke on behalf of SUP.

- Parents are only residents of property for quite a long distance.
- Would like to move in mobile home as a fixed dwelling for five to six years for her and children to live in.
- Mobile home was purchased in accordance with color scheme of previous existing building on property.

No other comments made.

Public Hearing Closed.

8. Consider, Discuss, and Possibly Act on the Property Located at 11754 Metz Road Henry Tierwester Survey Tract 7.

Sherri McCandless motioned to recommend City Council approve the Specific Use Permit for the mobile home as a fixed dwelling with the following conditions. There was a second from Glen Jenson.

Conditions for SUP approval:

- The Specific Use Permit expires in seven years.
- The Specific Use Permit will become void if the property is rezoned out of Agriculture.
- The Specific Use Permit will become void if the property is subdivided.
- The Specific Use Permit will become void if the mobile home unit is removed (not destroyed by weather or fire).

Motion passed unanimously.

9. Discuss Possible Amendments to Architectural Standards Inside Historic Core.

Joseph Iliff explained briefly the proposed amendments to the Architectural Standards Inside the Historic Core.

Commission unanimously agreed to allow the Public Hearing to be Conducted by City Council and to vote on Amendments during next Planning & Zoning Commission Meeting.

10. Meeting Adjourned.