



MINUTES: PLANNING AND ZONING COMMISSION
February 10, 2014

MEMBERS

PRESENT: Jerry Jenkins, Justin Allen, Joe Higgs, Ramie Hammonds, Dennis Dillon

MEMBERS

ABSENT: Sherri McCandless

OTHERS

PRESENT: Director of Development Services Joseph Iliff, Administrative Assistant Jennifer Shumate

1. Meeting called to order at 7:05 pm.
2. Determination that a quorum was present and no seating of an alternate was necessary.
3. Approve minutes of the November 11, 2013 meeting.
 - Motion to approve minutes as presented was given by Ramie Hammonds with a second by Justin Allen. Motion carried unanimously.
4. Conduct a Public Hearing Concerning a Request to Rezone Property Legally Described as Tracts 283C and 283D of the Henry Tierwester Survey, Located at the Southeast Corner of the East Willow Street and Railroad Avenue from SF-10 Single Family Residential District to PD Planned Development District.
 - Public Hearing opened at 7:07pm.
 - Georgia Royal lives at 203 E. Willow Street spoke concerning this request. Questioning what kinds of housing this will be (Section 8 Housing?) and where will the streets run?
 - Gary Bilyeu lives at 26 Highland Drive and is owner of the property. Because of how the lots are laid out they are unable to sell lots independently and after several meeting with the City determined that the rezone and replat are the best options for the layout of these lots.
 - All the lots exceed the minimum square footage required for the zone SF-10. All the homes will exceed the minimum 1,200 square foot minimum. The PD is required

because of the alternative surface road that will be laid separating the lots. Some will face Railroad and some will face Willow.

- The homes will not be Section 8 and Mr. Bilyeu will sell some of the homes and rent some of the homes.
- Per Joseph Iliff PD is required because the lots are of irregular shape and while the lots do meet the minimum square footage the exact dimensions do not conform to the lot specifications for SF-10. So in reality this would be a modified SF-10.
- Public Hearing Closed.

5. Consider, Discuss, and Possibly Take Action on a Request to Rezone Property Legally Described as Tracts 283C and 283D of the Henry Tierwester Survey, Located at the Southeast Corner of the East Willow Street and Railroad Avenue from SF-10 Single Family Residential District to PD Planned Development District.

Motion to DENY rezone was made by Joe Higgs with a second by Justin Allen. Motion to DENY passed unanimously.

6. Conduct a Public Hearing Concerning a Request to Rezone Property Legally Described at Tract 158 of the Rueben Bebee Survey, Located on the North Side of Smith Street Approximately 100 Feet East of Railroad Avenue from SF-10 Single Family Residential District to 2F Two Family Residential District.

Requested tabled by Applicant until March.

7. Consider, Discuss, and Possibly Take Action on a Request to Rezone Property Legally Described at Tract 158 of the Rueben Bebee Survey, Located on the North Side of Smith Street Approximately 100 Feet East of Railroad Avenue from SF-10 Single Family Residential District to 2F Two Family Residential District.

Request tabled by Applicant until March.

8. Consider, Discuss, and Possibly Take Action on the Final Plat of Hard Rock Addition Being 0.489 Acre on the North Side of Smith Street East of Railroad Avenue.

Request Tabled by Applicant until March.

9. Consider, Discuss, and Possibly Take Action on the Final Plat of Bubba's Ranch, Being a 2.317 Acres Located at the Intersection of Union Hill Road and Lake Ray Roberts Drive.

Motion to APPROVE plat was made by Dennis Dillon and seconded by Ramie Hammonds. Motion passed unanimously.

10. Conduct a Public Hearing, Consider, Discuss, and Possibly Take Action on the Replat of Lots 1R-1, 1R-2, and 1R-3 of Block 48, Original Town of Sanger, Located on the South Side of Plum Street Between 5th Street and 6th Street.

Motion to APPROVE replat was made by Joe Higgs and seconded by Justin Allen. Motion passed unanimously.

11. Meeting Adjourned.