

Planning and Zoning Commission
MEETING MINUTES
Tuesday, December 14, 2004

Members Present: David Wright, Randy Jones, Lupe Lozano, Bill Williams, Dr. John Gage and Jan Russell

Members Absent: None

Staff Present: Jody Henry, Carlos Vigil and Marcia McLaughlin

Visitors Present: List on file.

MEETING OPENED: 4:00 P.M.

MEETING ADJOURNED: 4:40 P.M.

ITEM # 1 - Call the meeting to order and declare a quorum.

ITEM # 2 - Citizen Comments – none were presented.

ITEM # 3 - Approval of the Board Minutes for the meeting of November 09, 2004.

Mr. Wright made a motion to approve the minutes as written, with a second by Dr. Gage.

The motion carried by the following vote:

AYES: Russell, Gage, Williams, Jones, Lozano, Wright.

NAYS: None.

ABSENT: None.

ABSTENTION: None

ITEM # 4 - Zoning District Change

Fourth Item - Zoning District Change - to consider and make a recommendation for rezoning from MF-1 (Multi-Family 1) to I-1 (Light Industrial) for the property, located on CR 451 adjacent to Cooke County Fair Grounds requested by Cooke County Commissioners. Case # PZ-31-04.

A discussion was brought before the Commissioners by Mr. Wayne Dodson about notification to the public by placement of signs on the property to be rezoned. It was determined that notification procedures are being followed as per the Local Government Code. An amendment to the zoning ordinance will be presented at a later date in order to add the sign notifications.

After a presentation by staff and discussion with Judge Freeman, the P & Z Commissioners made the recommendation to rezone to I-1 (Light Industrial) for the purpose of a Criminal Justice Facility.

Mr. Wright made a motion to approve the zoning district change, with a second by Mr. Jones.

The motion carried by the following vote:

AYES: Russell, Gage, Williams, Jones, Lozano, Wright.

NAYS: None.

ABSENT: None.

ABSTENTION: None

ITEM # 5 – Sign Variance

To consider and make a recommendation for a two-sided billboard to be installed at 1415 N. Grand Ave. for Lamar Advertising Company. Case # PZ-26-04.

No action was taken.

ITEM # 6 - Sign Variance

To consider and make a recommendation for a 8 foot variance from the 10 foot requirement of the sign ordinance for a sign to be located at the corner of 3200 E. Hwy 82. Case # PZ-27-04.

No action was taken.

ITEM # 7 - Sign Variance

To consider and make a recommendation for a billboard installation at 801 N. I 35. Case # PZ-29-04.

No action was taken.

ITEM # 8 - Sign Variance

To consider and make a recommendation for the signs painted on the building located at 201 West California for B-29 Investments, L. P. Case # PZ-30-04.

No action was taken.

ITEM # 9 – Item Nine - Amendment to the Nuisance Ordinance – to consider and make a recommendation to amend the Nuisance Ordinance.

The staff reported to the Commissioners that several amendments to the Nuisance Ordinance existed and would be combined into one all encompassing ordinance. This process was going to take more time to compile and would be presented at the next meeting.

Staff also reported that changes to the I-35 Corridor Development Ordinance are necessary and that the commissioners will be receiving a revised edition in order to accommodate unforeseen developments. A special called meeting will be scheduled for his consideration.

No action was taken.

ITEM # 10 - Item Ten - Board Member replacement - make recommendation for the replacement of Tom Carson.

Mr. Wright recommended Mark Lowen as a replacement for Tom Carson.

Mr. Williams, Chairman told the Commissioners to be thinking of someone and to call staff and give them the information.

ITEM # 11 - Adjournment of meeting at 4:40 P. M.