

MINUTES OF PLANNING AND ZONING COMMISSION FOR NOVEMBER 18, 2002 MEETING

MEMBERS PRESENT: DAVID WRIGHT, JAN RUSSELL, BILL WILLIAMS,
AND ROBIN BYARS

MEMBERS ABSENT: RANDY JONES, LUPE LOZANO, TOM CARSON

STAFF PRESENT: Carlos Vigil and Marcia McLaughlin

VISITORS PRESENT: LIST AVAILABLE

MEETING OPENED: 4:00 P.M. **MEETING ADJOURNED:** 4:29 P.M.

The First item of business was:

To call the meeting to order.

The Second item of business was Citizen Comments:

No comments

The Third item of business was to approve the minutes from the meeting of October 08, 2002:

Mr. Wright made a motion to accept the minutes as written, seconded by Mr. Byars.

The motion carried by the following vote: **AYES:** Wright, Byars, Williams, Russell.; **NAYS:** None; **ABSENT:** Jones, Carson and Lozano ; **ABSTENTION:** None.

The Fourth Item; Zoning District Change: To consider and make a recommendation for case # PZ-18-02 for property located at 1916 FM 1201.

After a presentation by the staff and Mr. Fuhrmann, the request for rezoning from Industrial (I) to Commercial (C), the Commission made a recommendation to approve the request for Rezoning by Mr. Fuhrmann.

Mr. Byars made a motion to recommend approval of the rezoning, seconded by Mr. Wright.

The motion carried by the following vote: **AYES:** Wright, Byars, Williams, Russell,; **NAYS:** None: **ABSENT:** Jones, Carson and Lozano : **ABSTENTION:** None.

The Fifth item; Specific Use Permit: to consider and make a recommendation on the Specific Use Permit for property located at 3020 E. Hwy 82 case # PZ-19-02.

After a presentation by staff the request for a Specific Use Permit to operate a electronic game room at this location, the Commission made a recommendation for approval for to grant a SUP for a period of 2 years for the purpose of operating a game room.

Mr. Wright made a motion to recommend approval of the Specific Use Permit, seconded by Ms. Russell.

The motion carried by the following vote: **AYES:** Wright, Byars, Williams, Russell,; **NAYS:** None: **ABSENT:** Jones, Carson and Lozano : **ABSTENTION:** None.

The Sixth item; Specific Use Permit :to consider and make a recommendation on the Specific Use Permit for property located at 3611 E. Hwy 82 case # PZ-20-02. Board member Ms. Lupe Lozano came in at 4:10 P. M.

After a presentation given by staff, the request is for a Specific Use Permit to place a mobile home as a residence at this location. The Commission made a recommendation for approval for the mobile home to be placed behind the existing residential structure with the stipulation that only a family member is allowed to live in the unit and the SUP needs to be renewed in 2 years.

Mrs. Russell made a motion to recommend approval of the Specific Use Permit for the 2 year minium, seconded by Mrs. Lozano.

The motion carried by the following vote: **AYES:** Wright, Byars, Williams, Russell and Lozano: **NAYS:** None: **ABSENT:** Jones and Carson : **ABSTENTION:** None.

The Seventh item; Site Plan Review : to consider and make a recommendation on the Site Plan submitted by Kwik Industries, Inc., for the construction of a Commercial (C) building, to be located at the Northeast corner of California and Throckmorton case # PZ-21-02.

After a presentation by staff, and the representative of Kwik Industries, the Commission made a recommendation for approval, pending the drainage plan approval by Public Works.

Mr. Wright made a motion to recommend approval of the Site Plan, seconded by Mr. Byars.

The motion carried by the following vote: **AYES:** Wright, Byars, Williams, Russell and Lozano: **NAYS:** None: **ABSENT:** Jones and Carson : **ABSTENTION:** None.

The Eighth item; Sign Variance : to consider and make a recommendation on a Sign Variance Request submitted by John Stockton, to place a sign on the property located at 701 North I-35 surrounded by Carnes Street, McCrary Street, Broadus Street and the service road of N. I - 35 case # PZ-22-02.

Case withdrawn by Mr. Stockton by faxed letter.

The Ninth item; Zoning District Change : to consider and make a recommendation on the request submitted by Robert McElreath, for the property located at 4449, 4501, 4503 and 4505 N. I-35, from Agricultural (A) to Commercial (C). Case # PZ- 23-02.

After a presentation by staff, the Commission made a recommendation for approval.

Mr. Wright made a motion to recommend approval for the rezoning in keeping with the Comprehensive Land Use Plan.

The motion carried by the following vote: **AYES:** Wright, Byars, Williams, Russell and Lozano: **NAYS:** None: **ABSENT:** Jones and Carson : **ABSTENTION:** None.

The Tenth item; Sign Variance : to consider and make a recommendation on a Sign Variance Request submitted by Mr. Charley Ballou for the Sonic Restaurant at 301 West. California, to place a pole sign, the sign will be located on Weaver St. behind the service station. Case # PZ-24-02.

After a presentation by staff, and Mr. Ballou, the Commission made a recommendation for approval, with the stipulation that the top of the sign not be at a higher elevation than the existing Braum's Pole sign.

Mrs. Russell made a motion to recommend approval of the Sign Variance, seconded by Mrs. Lozano.

The motion carried by the following vote: **AYES:** Wright, Byars, Williams, Russell and Lozano: **NAYS:** None: **ABSENT:** Jones and Carson : **ABSTENTION:** None.

Adjourned: 4:29 p.m.