

Minutes
Planning and Zoning Commission
December 8, 2015 – 5:30 P.M.
Commission Chambers – City Offices
105 North Rose Avenue

Those Present: Jesse Geron; Genoa Goad; William Hardy (arrived late); Elaine Moore; Mike Hinyard; Tim Bundick (arrived late); Lane Petty; Andy McCuiston, City Manager; Heather Robertson-Caraway, City Secretary; Fire Chief Calvin Chaney; Kevin Kutnink; Marchelle Taylor; Winnie Barclay; September Daniel; Rob Daniel; Robin McCarthy

Those Absent: Randy Hash

1. Call to order: Jesse Geron at 5:30 P.M, a quorum was established.

2. Approval of Minutes: Meeting(s): July 14th, 2015

Moore made a motion, seconded by Hinyard, for the approval of minutes: meeting(s): July 14th, 2015. When the motion was put to vote, it prevailed as follows: Ayes: Geron, Goad, Moore, Hinyard, Petty. Nays: None. Absent: Hash, Hardy, Bundick

3. Scheduled Agenda Items:

A. PZ 15-06 – RayCa, LLC request the alley closing in the 800 block of North Breckenridge Ave., Jackson Addition, Block 1, in Breckenridge, Texas.

Marchelle Taylor objected to this item being approved. Jesse Geron asked why? Marchelle Taylor replied if the alley is closed there will be no buffer between the properties. My parent's property backs up to this and the other property owners dump junk and vehicles up against her parent's property and it has been a serious problem in the past. My parents are in their 80's and can't keep up with this nuisance from the neighbors. Mike Hinyard asked if she had any pictures. Marchelle Taylor showed the pictures she brought to the board members. Fire Chief Chaney had also taken pictures last Friday and passed them out to the board members. Fire Chief Chaney explained the alley way and the 2 different surveys. He discussed that it is overgrown and has been for years and proceeded to describe the photos.

Genoa Goad asked Marchelle Taylor to show on Calvin's pictures where her parent's property is. City Manager McCuiston brought in a survey for the board. Discussion ensued on Marchelle Taylor's parents' property line in comparison to photos. Robin McCarthy stated she had Heatley Survey mark

the boundary lines. The stuff that Marchelle Taylor says is on her parent's property is not on her parent's property or in the alley, it is on my property.

City Manager McCuistion asked Robin McCarthy why she wanted to close the alley. Robin McCarthy replied due to the rodents, varmints, etc. City Manager McCuistion stated she had mentioned to him previously about expanding business. In the past we had a discrepancy between the two property owners and the City had Heatley do a survey. Marchelle Taylor brought in a second survey last week done by Owen Survey. We spoke to Bill Heatley about the differing surveys and he explained the discrepancies. Bill Heatley and Owens Survey are getting a third surveyor involved to clarify property lines. The City is not ready to close an alley that we don't know where exactly it lies.

Bundick made a motion, seconded by Hinyard, to table this item. When the motion was put to vote, it prevailed as follows: Ayes: Geron, Goad, Hardy, Moore, Hinyard, Bundick, Petty. Nays: None. Absent: Hash

B. Request to approve Ordinance Amending Chapter 22 (Zoning) to permit Tiny Houses in the R-4 District with specific use permit.

City Manager McCuistion stated this item is to change our ordinance to include tiny houses. Fire Chief Chaney explains the difference in Ordinance. R4 District only to include the previous change of conexes and now to include tiny houses. Tim Bundick asked if the City recommends. City Manager McCuistion stated yes, we do.

Moore made a motion, seconded by Bundick, for the approval of Ordinance Amending Chapter 22 (Zoning) to permit Tiny Houses in the R-4 District with specific use permit. When the motion was put to vote, it prevailed as follows: Ayes: Geron, Goad, Hardy, Moore, Hinyard, Bundick, Petty. Nays: None. Absent: Hash

C. PZ 15-07 – Kevin Kutnink request SP 22-6-502 – placement of small/tiny house in a R-4 General Dwelling District at:

- i. Hi Mount Addition, Block 12, Lot 6,
- ii. Hi Mount Addition, Block 11, Lot 6 & N/2 of 7,
- iii. Highland Addition, Block 8, Lot 5,
- iv. Highland Addition, Block 1, Lot N/2 of 4
- v. Highland Addition, Block 1, Lot N/2 of 3,
- vi. 704 S. James – Highland Addition, Block 8, Lot 2, and
- vii. 901 S. Smith – Southward Addition, Block 19, Lot 23-24 & alley in Breckenridge, TX.

Kevin Kutnink showed a brochure on tiny houses and briefly discussed the location for the tiny houses in the R4 Zoned Area. Discussion on foundation for tiny houses ensues.

Moore made a motion, seconded by Bundick, for the approval of PZ 15-07 – Kevin Kutnink request SP 22-6-502 – placement of small/tiny house in a R-4 General Dwelling District on properties listed above. When the motion was put to vote, it prevailed as follows: Ayes: Geron, Goad, Hardy, Moore, Hinyard, Bundick, Petty. Nays: None. Absent: Hash

4. Discussion Items: None

5. Citizens Presentations: None

6. Adjourn:

Hinyard made a motion, seconded by Goad, to adjourn the meeting. When the motion was put to vote, it prevailed as follows: Ayes: Geron, Goad, Hardy, Moore, Hinyard, Bundick, Petty. Nays: None. Absent: Hash

Meeting adjourned at 6:12 P.M.


Jesse Geron, Chairman

ATTEST:


Heather Robertson-Caraway, City Secretary

