

Minutes
Planning and Zoning Commission - Open Meeting
July 25, 2013 – 5:30 P.M.
Commission Chambers – City Offices
105 North Rose Avenue

Those Present: City Manager McCuistion, City Secretary Robertson, Fire Chief Bufkin, Jesse Geron, , Linda Hill, Mike Hinyard, Julie Fore, Elaine Moore, Tom Cyprian

Those Absent: Sally Thompson, Joyce Toland.

OPEN MEETING

An open meeting will be held concerning the following subject(s):

1. Call to order.

City Manager McCuistion at 5:30 P.M. A quorum was established.

2. Scheduled Agenda Items:

A. Request to recommend approval of new Zoning Ordinance

City Manager McCuistion stated that Bickerstaff Firm helped with the new Zoning Ordinance. This ordinance addresses all of the issues that need to be changed in the city, we would like for the Planning and Zoning Commission to recommend the new Zoning Ordinance to the City Commissioners for approval.

Fire Chief Bufkin stated that trailer houses that were built before June 1976 are considered as mobile home or trailer houses, anything built after that needs to meet HUD's code. For example the Karstens homes have stem walls, which is a solid concrete wall that is set on a frame with beams this would be up to HUD's code.

Julie Fore asked if there were any regulations regarding bolting the HUD homes to the concrete in case of a tornado. Fire Chief Bufkin stated that in order to meet HUD standards the homes have to be a set and bolted a certain way.

This new zoning ordinance is not much different than the old one, the only changed that were made were with issues regarding mobile homes that are not safe. These might possible have aluminum wiring and other dangerous aspects.

Mike Hinyard asked about off street parking, City Manager McCuistion stated that some of the building down town might be retrofitted for apartments. The code for this requires one and a half parking spaces per apartment. Fire Chief Bufkin stated that this is an issue that has not been approached by the city in the past. Every commercial business is required to have off street parking and the majority down town does not meet these requirements.

Jesse Geron asked if the City had an up to date Zoning map. Fire Chief Bufkin stated that the most up to date map was the one in the Commission Chambers office.

Fire Chief Bufkin stated that one of the biggest issues was the R1 properties and allowing them to be put in R3 and R4 zones. City Manager McCuistion stated that they should try to re-zone to accommodate some of these. Depending on the zone, allowing the property owner to put an R1 home would be good for the neighborhood. Fire Chief Bufkin stated that this is something that the Planning and Zoning Commission need to think about, since not all neighborhoods would want an R1 home in either an R3 or R4 zone. City Manager McCuistion stated that 8 homes have been taken back for back owed taxes, the BISD has agreed to hand them over to the City for sole ownership the County has to also agree. These houses will go into the monofill sometime in January, after the properties have been cleaned up the will go back into the tax roll.

Fire Chief Bufkin informed that home occupations are also addressed in this ordinance this would require a yearly permit.

Julie Fore asked about the truck ordinance, Fire Chief Bufkin stated that the city has a truck route ordinance. They are not allowed to park the trucks in the street or the neighborhoods there is a yard at Industrial Loop where the trucks can be parked. City Manager McCuistion stated that one of the reasons that they are not allowed in the city is because of the road damage they cause. Julie Fore stated that these people pay taxes in the City, something need to be done that would allow them to park the trucks somewhere in town. Fire Chief Bufkin stated that this is a problem because not all of truck drivers know that they can't park within city limits. City Manager McCuistion stated that the Truck Route Ordinance can be modified they will look into this.

Jesse Geron made a motion, seconded by Elaine Moore, to request to recommend approval of new Zoning Ordinance. When the motion was put to vote, it prevailed as follows: Ayes: Geron, Hill, Hinyard, Cyprian, Fore, Moore. Nays: None. Absent: Thompson, Toland.

4. Discussion Items.

City Manager McCuistion stated that another problem in town is the amount of animals one household has, a solution for this could be having a set quantity per zoning area.

Elaine Moore stated that on page 7 it talks about Single Family Dwelling. Some of these homes have more than one family living in one home this is an issue because of parking. Fire Chief Bufkin stated that in the dangerous building ordinance it states that it is required to have 100 square foot per person in this case the dangerous building does apply. Some cities do not allow vehicle parking on their yard that is an issue in this city. We have a lot of things that we could do but enforcing is the issue. City Manager McCuistion stated that the city needs more enforcing staff, the city is working on this issue. As of now we have three Code Enforcement Officers.

5. Citizens Presentations.

6. Adjourn

Jesse Geron made a motion, seconded by Mike Hinyard, to adjourn the meeting. When the motion was put to vote, it prevailed as follows: Ayes: Geron, Hill, Hinyard, Cyprian, Fore, Moore. Nays: None. Absent: Thompson, Toland.

Meeting adjourned at 6:08 P.M.