

## **PLANNING & ZONING COMMISSION**

The Planning & Zoning Commission met in regular session on Tuesday, March 13, 2018 in council chambers in City Hall at 5:30 p.m.

**CALL TO ORDER:** Vice-Chairperson Bertha Brooks called the meeting to order at 5:35 p.m.

**PRESENT:** Vice-Chairperson Bertha Brooks, Commissioners Audrey Tones, Linda Snow, Barnell Rawls, and Cipriano Palacios. Commissioner Robert Braunholz was not present.

### **VISITORS:**

Rachel Turner, Barrett Turner, Rebecca Alex, William Alex, David Rose, John Pratkanis, Code Enforcement Officer Sheila Miller, Permit Clerk Kayla Teltschik, Director of Public Works Brad Ryan and City Manager Don Doering.

### **APPROVE MINUTES OF THE PLANNING & ZONING COMMISSION MEETING HELD ON JUNE 13, 2017:**

Commissioner Palacios made the motion to approve the minutes of June 13, 2017. Commissioner Snow seconded the motion. All voted AYE. Motion carried.

### **ADMINISTER OATH OF OFFICE TO APPOINTED OFFICIALS: AUDREY TONES AND BARNELL RAWLS:**

Margarette Wright administered Oath of Office to newly appointed officials: Audrey Tones and Barnell Rawls.

### **HEARING OF VISITORS:**

*“At this time, comments will be heard from the audience on any subject matter that is not on the agenda. In accordance, with the Open Meeting Act, the Board may not discuss or take action on any item that has not been posted on the agenda.”*

There were no comments.

### **DISCUSS AND CONSIDER REQUEST FOR A ZONING CHANGE APPLICATION BY WILLIAM AND REBECCA ALEX FOR A ZONING CHANGE FROM R2 TO R1 FOR THE PROPERTY AT 405 S. WARD STREET (WARD ADDITION, BLOCK 2, LOT 6, ACRES 1.00):**

Mr. Alex addressed the commission and stated that they want to divide the acre lot into two lots. He stated that the acre property is a waste of space and cannot be used as an acre. Commissioner Snow stated that there seemed to be a problem with flooding in this area. Mr. Alex stated that this property does not flood and the lot is high. He also stated that the plans were to place a new manufactured home on the property after the property is re-platted. The manufactured home would be used as rental property. It was noted that there were 69 letters mailed to adjacent property owners within 500 feet of the property and the City of Edna only received 10 returned responses: 7 in the form of letters and 4 phone responses. There were 6 protest to the zone change and 5 who approved the zone change.

### **DISCUSS AND TAKE ACTION ON A REQUEST FOR A ZONING CHANGE APPLICATION BY WILLIAM AND REBECCA ALEX FOR A ZONING CHANGE FROM R2 TO R1 FOR THE PROPERTY AT 405 S. WARD STREET (WARD ADDITION, BLOCK 2, LOT 6, ACRES 1.00):**

Commissioner Snow made to approve the request to change the zoning of the property at 405 S. Ward from R2 to R1. Commissioner Palacios seconded the motion. All voted AYE. Motion carried.

**DISCUSS AND CONSIDER A REQUEST FOR A SPECIFIC USE PERMIT BY B. DAVID ROSE FOR AN AUTOMOBILE REPAIR SHOP AT THE CORNER OF BRAZOS AND VICTORIA STREET (OT EDNA, LOT 3, BLOCK H, NW 1.0 ACRE OF A 3.02 ACRE TRACT):**

Mr. Barrett Turner addressed the commission noting that the repair shop will be in his operation. Barrett stated he has purchased the property from Mr. Rose. He went on to say that he will build a brand new building and the entire area will be fenced in. Also, he will not have cars parked outside the building after hours. Commissioner Snow stated that there is a need for reliable mechanics. Mr. Pratka who lives on Victoria Street stated that he wants to keep that area residential and that he does not want a lot of traffic to be coming into that area. Mr. Turner stated that the shop would not cause a large increase in traffic but felt that the apartments may cause an increase in traffic in that area. It was noted that there were 15 letters mailed to adjacent property owners within 500 ft. of the property. The City of Edna received 3 responses which were protests.

**DISCUSS AND TAKE ACTION ON A REQUEST FOR A SPECIFIC USE PERMIT BY B. DAVID ROSE FOR AN AUTOMOBILE REPAIR SHOP AT THE CORNER OF BRAZOS AND VICTORIA STREET (OT EDNA, LOT 3, BLOCK H NW 1.0 ACRES OF A 3.02 ACRE TRACT):**

Commissioner Snow made the motion to approve the specific use permit for an automobile repair shop. Commissioner Palacios seconded the motion. All voted AYE. Motion carried.

**ELECTION OF A CHAIRPERSON AND VICE CHAIRPERSON:**

Commissioner Palacios made the motion to nominate Vice Chairperson Bertha Brooks to serve as Chairperson. Commissioner Snow seconded the motion. All voted AYE. Motion carried. Commissioner Palacios made the motion to nominate Commissioner Robert Braunholz to serve as Vice Chairperson. Commissioner Snow seconded the motion. All voted AYE. Motion carried.

**ADJOURN:**

Commissioner Snow made the motion to adjourn the meeting. Commissioner Palacios seconded the motion. All voted AYE. Motion carried.

APPROVED: \_\_\_\_\_  
Bertha Brooks, Chairperson

ATTEST: \_\_\_\_\_  
Sheila Miller, Code Enforcement Officer