

**MEETING MINUTES
PUBLIC HEARINGS and
REGULAR MEETING
KRUGERVILLE PLANNING AND ZONING COMMISSION
5097 HIGHWAY 377 SOUTH– CITY COUNCIL CHAMBERS
May 2, 2017 at 6:00 P.M.**

The City of Krugerville Planning and Zoning Commission held two public hearings and met in a regular meeting on Tuesday, May 2, 2017, at 6:00 p.m. The meeting was held within the boundaries of the City, notice having been duly posted and was open to the public.

PLANNING AND ZONING MEMBERS PRESENT:

Meredith Tinney	Chairperson
Ken Coffelt	Member
Raaj Krishnaiya	Member

PLANNING AND ZONING MEMBERS ABSENT:

Carlos Irlas	Member
--------------	--------

OTHERS ATTENDING:

Sandy Frantz	City Secretary and Ex-officio Member
Eric Gildersleeve	Ex-officio Member

1. Meeting was called to Order at 6:01 pm by Meredith Tinney
2. Roll Call.
Noted the absence of Carlos Irlas.
3. Pledge of Allegiance.
4. Moment of Silence.
5. Citizens Commentary.
6. Public Hearing on proposed changes to the Zoning Ordinance was opened at 6:05 pm.
No visitors were present.
7. Public Hearing on proposed changes to the Zoning Ordinance was closed at 6:05 pm.
8. Discuss and take action on changes to the City of Krugerville Code of Ordinances, Chapter 14 – Zoning, Articles 4 and 6.
Motion was made by Ken Coffelt and seconded by Raaj Krishnaiya that the following changes be recommended to the City Council. Passed unanimously: 3-0.
Chapter 14, Article 4, Zoning Districts, Section 4-3 (SF-1) and Section 4-3A (SF-1A)
Decrease minimum lot size from 22,000 sf to 21,780 sf
Chapter 14, Article 4, Section 4-4 (SF-2)
Increase minimum lot size from 11,000 sf to 21,780 sf
Increase minimum lot width from 70 ft for interior lot to 105 ft
Increase minimum lot width from 80 ft for corner lot to 115 ft
Increase minimum lot depth from 100 ft to 105 ft
Increase minimum street yard from 30 ft for front street to 35 ft
Decrease maximum lot coverage from 40% to 35%
Increase minimum living area from 1500 sf per unit to 2000 sf

Chapter 14, Article 4, Section 4-2 (SF-E), Section 4-3 (SF-1), and Section 4-3A (SF-1A)
Increase the existing 80% masonry requirement of exterior construction to 100%
Chapter 14, Article 6, Section 6-8, correct to read:
SF-E, SF-1 and SF-1A shall be constructed of 100% masonry construction

9. Public Hearing on proposed changes to the Subdivision Ordinance was opened at 6:26 pm.
No visitors were present.
10. Public Hearing on proposed changes to the Subdivision Ordinance was closed at 6:26 pm.
11. Discuss and take action on changes to the City of Krugerville Code of Ordinances, Chapter 10 – Subdivision Regulations, Part V.
Motion was made by Raaj Krishnaiya and seconded by Ken Coffelt that the following changes be recommended to the City Council. Passed unanimously: 3-0.
Chapter 10, Part V, Article 31-102
Add note (9): Landowners are responsible for upkeep and maintenance of Drainage and/or Utility Easements within their Lot(s), and the roadway ditches within the City right-of-way adjacent to their Lot.
Statement of Adoption by Council
Add signatory line for Mayor
12. Discuss and take action on Planning & Zoning Commission Minutes.
April 4, 2017 – Regular Meeting
Meredith Tinney made the motion to approve the minutes; Ken Coffelt seconded the motion.
Passed unanimously: 3-0.
13. ADJOURN.
Motion to adjourn made by Raaj Krishnaiya at 6:30pm; 2nd made by Ken Coffelt. Passed unanimously: 3-0.

Approved this the 7th day of June, 2017.

Signed: Meredith Tinney
Meredith Tinney, Chair

Witness: Ken Coffelt
Ken Coffelt, Member

Attest: Sandy Frantz
Sandy Frantz, City Secretary

