

**MEETING MINUTES
PUBLIC HEARINGS and
REGULAR MEETING
KRUGERVILLE PLANNING AND ZONING COMMISSION
5097 HIGHWAY 377 SOUTH– CITY COUNCIL CHAMBERS
June 6, 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, June 6, 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
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OTHERS ATTENDING:

Sandy Frantz	City Secretary and Ex-officio Member	Bill Thurman	Property Lessee
Eric Gildersleeve	Ex-officio Member	Jessica Thurman	Property Lessee
George Wilthers	Council Member	Sylvia Phillips	Realtor
John Nipe	Council Member	Weldon Wilson	Property Owner
Mark Mitchell	Property Lessee	Terri Wilson	Property Owner
Stephanie Mitchell	Property Lessee	Dailene Jezek	Property Owner

1. CALL MEETING TO ORDER.

Meeting was called to order at 6:03 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. OPEN PUBLIC HEARING ON PROPOSED TEMPORARY AND CONDITIONAL CHANGES TO THE ZONING ORDINANCE; TO HEAR PUBLIC COMMENTS CONCERNING A REQUEST FOR A SPECIFIC USE PERMIT AT 5241 HIGHWAY 377, S, KRUGERVILLE, TX, TO ALLOW FOR THE OPERATION OF A GOLF CART SALES AND REPAIR SHOP.

Public Hearing opened at 6:04 pm. Dailene Jezek, the property owner at 5241 Highway 377, S, spoke about her issues in leasing her building, as they relate to the City Code.

7. CLOSE PUBLIC HEARING.

Public Hearing closed at 6:06 pm.

8. Discuss and take action on temporary and conditional changes to the City of Krugerville Code of Ordinances, Chapter 14 – Zoning, Article 3 – Permitted Uses, to allow for the operation of NTX

Carts, a golf cart sales and repair shop at 5241 Highway 377, S., Krugerville, TX, generally located at the corner of Parallel and Ranch Rds.

This action was split into three motions for recommendation to the City Council:

- a) Motion was made by Ken Coffelt and seconded by Meredith Tinney, to approve a variance to the parking requirement for this location, with consideration being given to the existing property lines and the nature of the proposed business.
Vote: 2-Ayes 1-Nay (Raaj Krishnaiya)
- b) Motion by Ken Coffelt, with a second by Raaj Krishnaiya, to allow wood fence on the northeast side, along Highway 377, from Ms. Jezek's building to the neighboring building, and allow metal fencing on Parallel to match the metal panels on the existing building, not to exceed 8 ft tall, using the fencing and gate to enclose their storage area.
Vote: 3-Ayes 0-Nays
- c) Motion made to allow the temporary and conditional use, as it pertains to the main agenda item by Raaj Krishnaiya and seconded by Ken Coffelt.
Vote: 3-Ayes 0-Nays

9. OPEN PUBLIC HEARING ON CHANGES TO THE ZONING ORDINANCE.

Public Hearing Opened at 6:25 pm.

No one spoke on this item.

Changes proposed:

- Chapter 14, Article 4, Zoning Districts, Section 4-4, Single Family Residential District (SF-2), regarding increasing the existing 90% masonry requirement of exterior construction;
- Chapter 14, Article 6, Supplemental District Regulations, Section 6-6, Sign Regulations, Paragraph B – Signage Definitions, regarding changing the definition of premises;
- Chapter 14, Article 6, Supplemental District Regulations, Section 6-8, Masonry Exterior Requirements, to amend and correct in order to reflect proposed change to Section 4-4;
- Chapter 14, Article 7, Definitions, Section 7-2, regarding changing the definitions of lot and masonry.

10. CLOSE PUBLIC HEARING ON CHANGES TO THE ZONING ORDINANCE.

Public Hearing Closed at 6:26 pm.

11. Discuss and take action on changes to the City of Krugerville Code of Ordinances, Chapter 14 – Zoning, as outlined above in Item #9.

Motion made by Ken Coffelt and seconded by Raaj Krishnaiya, to make the following recommendations to the City Council:

Vote: 3-Ayes

0-Nays

Changes proposed:

- Chapter 14, Article 4, Zoning Districts, Section 4-4, Single Family Residential District (SF-2), regarding increasing the existing 90% masonry requirement of exterior construction;

New language to read:

E. Exterior Construction

- (1) (a) 100% of the exterior of the first floor shall be 100% masonry construction;
- (b) 80% of the exterior of the second floor shall be masonry construction, with the front façade consisting of 100% masonry;
- (c) If a natural wood product is used on the front façade of the second story, then 90% of the front façade shall be comprised of masonry construction, exclusive of windows, doors, and dormers.

- Chapter 14, Article 6, Supplemental District Regulations, Section 6-6, Sign Regulations, Paragraph B – Signage Definitions, regarding changing the definition of premises;
Definition amended as follows:
Remove the word “Tarrant,” and replace with “Denton.”
- Chapter 14, Article 6, Supplemental District Regulations, Section 6-8, Masonry Exterior Requirements, to amend and correct in order to reflect proposed change to Section 4-4;
New language to read:
A. RESIDENTIAL DISTRICTS
 1. All principal buildings and structures located in the TF, and MF zoning districts shall be constructed of exterior fire resistant material having at least eighty (80) percent of the total exterior walls to the top plate, excluding doors, windows, and porches, as masonry construction.
 2. Refer to Sections 4-2, 4-3, 4-3A and 4-4, for specific masonry requirements for SF-E, SF-1, SF-1A, and SF-2, respectively.
 3. Other materials, which are characteristic of recognized architectural styles such as Cape Cod, Victorian, Spanish, Prairie or Ranch, may be permitted upon approval by the City.
- Chapter 14, Article 7, Definitions, Section 7-2, regarding changing the definitions of lot and masonry.
Regarding “lot,” definition amended as follows:
Remove the word “Tarrant,” and replace with “Denton.”

Regarding “masonry,” definition replaced as follows:

That form of construction composed of brick and stone, or similar building units, or materials or combination of these materials laid up unit by unit and set in mortar. (This removes any reference to concrete, gypsum, hollow-clay tile, glass block, and/or stucco and also removes the statement “Masonry does not include exterior insulated finish systems [EIFS].”

12. Discuss and take action on suggested future changes to the City of Krugerville Zoning Ordinance.

- Recommended fixing the City Code to reflect that all variances must go to Planning & Zoning first before going to Council and/or the Zoning Board of Adjustments.
- There is a desire to change the requirements for accessory buildings, to allow for structures to be pre-built at a remote location or built on site (see Chapter 14, page 86.2, paragraph D).
- Change the definition of “accessory building” in Chapter 14, page 32, to match the one on page 86.1 of the same chapter.
- Update Wireless Communication Facilities in Chapter 14, Section 6-10, and related definitions (Councilman and Ex-Officio Member Gildersleeve to take this action).

13. Discuss and take action on a request for a variance to construction standards at 5185 Highway 377, S., to allow for erection of a temporary structure for a drive-thru coffee shop, as it lies in the overlay district.

Motion was made by Raaj Krishnaiya and seconded by Ken Coffelt to recommend to the City Council, the approval of the request for variance to the City’s construction standards at 5185 Highway 377, S, to allow for the erection of a temporary structure for a drive-thru coffee shop, as it lies in the overlay district, with one north entry off of Highway 377 and one off of Perkins Rd and/or Parallel, per local codes having jurisdiction.

Vote: 3-Ayes

0-Nays

14. Discuss and take action on a request from Brandon and Michelle Walters for a variance to the City Zoning Ordinance, for a pre-built accessory building, to be moved onto their property located at 857 Fairview Dr., Krugerville, TX.

Motion to recommend approval of the variance request to the City Council was made by Ken Coffelt and seconded by Meredith Tinney.

Vote: 2-Ayes

1-Nay (Raaj Krishnaiya)

15. Discuss and take action on Planning & Zoning Commission Minutes.

May 2, 2017 – Regular Meeting

Motion to approve minutes with the addition of the time of adjournment, made by Ken Coffelt and seconded by Raaj Krishnaiya.

Vote: 3-Ayes

0-Nays

16. ADJOURN:

Raaj Krishnaiya made the motion to adjourn at 7:30 pm; it was seconded by Ken Coffelt.

Vote: 3-Ayes

0-Nays

Approved this the 5th day of July, 2017.

Signed:


Meredith Tinney, Chair

Witness:


Ken Coffelt, Member

Attest:


Sandy Frantz, City Secretary

