

**MEETING MINUTES
PUBLIC HEARINGS
and
REGULAR MEETING
CITY OF KRUGERVILLE
PLANNING & ZONING COMMISSION
5097 HIGHWAY 377, S – CITY COUNCIL CHAMBERS
February 6, 2018, at 6:00 pm**

The City of Krugerville Planning and Zoning Commission held Public Hearings and met for a regular meeting on Tuesday, February 6, 2018, at 6:00 pm. 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	Chair
Ken Coffelt	Commissioner
Carlos Irlas	Commissioner
Curtis Ray	Commissioner

PLANNING AND ZONING MEMBERS ABSENT:

Raaj Krishnaiya	Commissioner
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OTHERS ATTENDING:

Sandy Frantz	City Secretary	Eric Gildersleeve	Council Member
Elton Pope	Citizen	Derek Lomas	Visitor
Steve Scribner	Realtor	Cecil Shipley	Future Resident
Latrece Shipley	Future Resident	Thurman Bridges	Council Member

1. CALL MEETING TO ORDER.

Meeting was called to order at 6:01 pm by Meredith Tinney.

2. ROLL CALL.

Noted the absence of Raaj Krishnaiya.

3. PLEDGE OF ALLEGIANCE.

4. MOMENT OF SILENCE.

5. CITIZENS COMMENTARY.

6. The Planning & Zoning Commission will conduct a Public Hearing on changes to the City of Krugerville's Zoning Ordinance; to hear public comments concerning proposed changes to Chapter 14:

- Article 6, Supplemental District Regulations, Section 6-2, Accessory Building Regulations, Paragraph C, Area Regulations in Single-Family and Multifamily Districts, to evaluate the need for changes to setback requirements;
- Section 6-5, Off-Street Parking and Loading Requirements, Paragraph C, General Parking Regulations, regarding changes to Residential Parking Standards;
- Section 6-6, Sign Regulations, to define the regulations and procedures for permitting temporary signs, flags, and banners.

Open Public Hearing 6:03

Close Public Hearing 6:04

7. Discuss, take action, and make any further recommendations to Council on proposed changes to the City's Zoning Ordinance, described in Item #6.

Motion was made by Curtis Ray to uphold the previous recommendations to Council from October 3, 2017, and seconded by Ken Coffelt. Passed unanimously: 4-0.

8. The Planning & Zoning Commission will conduct a Public Hearing on proposed temporary and conditional changes to the City of Krugerville's Zoning Ordinance; to hear public comments concerning a request for a specific use permit at 5335 Highway 377, S, Krugerville, TX, to allow for the operation of a used car business and vehicle accessory sales.

Open Public Hearing ___ 6:07 ___ Close Public Hearing ___ 6:10 ___

9. Discuss, take action, and make a recommendation to the City Council for a request for a specific use permit at 5335 Highway 377, S, Krugerville, TX, as described in Item #8 above.

Ken Coffelt made the motion to recommend to the City Council the denial of an SUP, with a second by Carlos Irlas. Passed unanimously: 4-0.

10. Discuss, take action, and make a recommendation to the City Council on a request from Cecil & Latreece Shipley, property owners on Ranch Rd, for variances of construction requirements, in Chapter 14, Section 4-4 SF-2, Paragraph C regarding Area Requirements, of the City's Zoning Ordinance, to consider the following:

- Minimum living area of 2000 sf
Landowner is requesting a living area of approximately 1800 sf.
- Minimum street yard of 35 ft from the front street
Requesting 30 ft on front, to align with neighbor.
- Minimum side yard of 15 ft
Requesting a 10 ft side yard on the west side of property, to allow for a side entry garage on the east side.

The Shipley's were in attendance and presented their house plans to the Commission.

Carlos Irlas made a motion to recommend to The Board of Adjustments the approval of their variance requests and a second was made by Ken Coffelt. Passed unanimously: 4-0.

11. Discuss, take action, and make a recommendation to City Council on a Replat of Sandy Acres, formerly Lot 6R-3, being replatted as Lots 6R3-1 and 6R3-2, and being 9.322 acres in the F. Trevino Survey Abstract 1243, Denton County, Texas, located in the ETJ of the City of Krugerville, Denton County, Texas, and consider proceeding without Engineering review at this time.

Curtis Ray made a motion to recommend approval of the Plat to the City Council, with the addition of a note requiring their driveway/culvert permit to be issued by the City of Krugerville. Ken Coffelt seconded the motion. Passed unanimously: 4-0.

12. Discuss and take action on the election of a Planning & Zoning Co-Chair.

Ken Coffelt nominated Curtis Ray as Co-Chair and made a motion to approve; there was a second by Carlos Irlas. Passed: 3-0 with 1 abstain from Curtis Ray.

13. Discuss and take action on suggested future changes to the City of Krugerville Code of Ordinances, including, but not limited to Chapter 14, Section 3-1, Use of Land and Buildings.

Ken Coffelt made the motion to postpone this item for discussion at another meeting; Curtis Ray seconded it. Passed unanimously: 4-0.

14. Discuss and take action on Planning & Zoning Commission Minutes.
December 7, 2017 - Joint Meeting with City Council, P&Z, and ZBA
January 2, 2018 - Regular Meeting

Motion was made by Ken Coffelt to approve as written and seconded by Carlos Irlas. Passed unanimously: 4-0.

15. ADJOURNED at 6:57 pm.

Motion to adjourn was made by Curtis Ray and seconded by Ken Coffelt. Passed unanimously: 4-0.

Approved this the 6th day of March, 2018.

Signed: _____

Meredith Tinney
Meredith Tinney, Chair

Witness: _____

Ken Coffelt
Ken Coffelt, Commissioner

Attest: _____

Sandy Frantz
Sandy Frantz, City Secretary

