

Minutes
Planning and Zoning Meeting
December 1, 2014

On this 1st day of December, 2014, at 7:00 p.m., the Planning and Zoning Commission convened in a Regular Meeting, and the same being opened to the public at their regular meeting place; thereof, at City Hall, 303 S. Teel Drive, Devine, Texas. Notice of said meeting having been prescribed in Chapter 551, Government Code, and Vernon's Texas Codes, Annotated, and the following members thereof, being present, namely:

Doug Wilkins, Chairman
Onis Wiemers, Secretary
Darrell Murdock
Rick Maxwell
Ed Dougherty
Jim Lawler

Absent being Commissioner Mike Herring; thus, constituting a quorum.

Personnel present: William Herring, Mayor; Hal Lance, Councilman District 5; and Darrell Rawlings, Code Compliance Officer.

Others present: Cory Thompson, G&E Custom Homes & Construction, Inc., 1797 CR 1660, Moore, Texas, 78057.

Commissioner Wilkins called the meeting to order at 7:00 p.m.

The first order of business was to discuss and consider approval of Minutes from meeting on November 10th, 2014.

The Planning & Zoning Commissioners reviewed the minutes.

Motion made by Commissioner Dougherty, seconded by Commissioner Lawler to approve the minutes from the meeting on November 10th, 2014.

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|--------|----|----------------------------|
| Ayes | -- | Six |
| Nays | -- | None |
| Absent | -- | One – Commissioner Herring |

Motion carried.

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The second order of business was to discuss & consider a request made by Brandi Sollock for 403 Jamison Drive S., which is described as P. C. Hattox Addition, Block 2 (NCB 152), Lots 6, 7, & 8 for a variance to Appendix A. (Zoning Ordinance), Article 3 (Class A. Single-Family Residence District), Section 3 (Area Regulations), Subsection 1 (Front Yard) of the Devine Code of Ordinances to allow a new single-family residence which will face Curtis Avenue to be up to 25-feet from the property line adjacent to Curtis Avenue (a 15-foot encroachment into the required front yard).

Brandi Sollock was not present at the meeting but Cory Thompson of G&E Custom Homes and Construction, Inc., was present to represent her. No one else was present to speak for or against the granting of the requested variance.

Commissioners held discussion regarding the requested variance and stated that this matter had been discussed at the meeting on November 10th, 2014. Commissioner Wilkins asked if anything had changed since the last meeting and Mr. Thompson stated that everything pertaining to the request had remained the same.

Discussion was held on the neighbors being notified and if there had been any objections to the granting of the variance. Darrell Rawlings, Code Compliance Officer, stated that notices were mailed to all property owners within 200-feet of the property and notice had been published in the Devine News; he also stated that there had been no contact from any citizens regarding the variance.

The Commissioners advised Mr. Thompson that the Planning & Zoning Commission made recommendations to the City Council and advised him that the City Council would make a decision on granting the variance following a Public Hearing at a meeting at 12:00 noon on Tuesday, December 9th, 2014.

Motion made by Commissioner Dougherty, seconded by Commissioner Wiemers to recommend that the City Council grant the request made by Brandi Sollock for 403 Jamison Drive S., which is described as P. C. Hattox Addition, Block 2 (NCB 152), Lots 6, 7, & 8 for a variance to Appendix A. (Zoning Ordinance), Article 3 (Class A. Single-Family Residence District), Section 3 (Area Regulations), Subsection 1 (Front Yard) of the Devine Code of Ordinances to allow a new single-family residence which will face Curtis Avenue to be up to 25-feet from the property line adjacent to Curtis Avenue (a 15-foot encroachment into the required front yard)..

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| Ayes | -- | Six |
| Nays | -- | None |
| Absent | -- | One – Commissioner Herring |

Motion carried.

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There being no further business to come before the Planning and Zoning Commission, Commissioner Wilkins called for a motion to adjourn the meeting.

Motion made by Commissioner Lawler, seconded by Commissioner Wiemers to adjourn the meeting.

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|--------|----|----------------------------|
| Ayes | -- | Six |
| Nays | -- | None |
| Absent | -- | One – Commissioner Herring |

Motion Carried.


Secretary


Chairman