

**MEETING OF THE PLANNING & ZONING COMMISSION
JUNE 6, 2011**

MINUTES

- 1) Residents to Address Commission (Non-Agenda Items)**
- 2) Call to Order**

Chairman Garrison called the meeting to order at 6:30 pm.

- 3) Roll Call**

Present were Chairman Garrison, Commissioners Hulseley, Eastman, Craig, Griffin and Planning & Zoning Officer, Ms. Baker.

- 4) Pledge of Allegiance**
- 5) Approval of Agenda**

Commissioner Eastman moved to approve the agenda as submitted.

Commissioner Hulseley seconded the motion. Motion carried unanimously.

- 6) Approval of the Minutes: April 4, 2011**

Commissioner Hulseley moved to approve the minutes as amended.

Commissioner Eastman seconded the motion. Motion carried unanimously.

- 7) New Business**

- A. Request for the Vacation of a Plat as per Ordinance 10-2-20**

890 and 870 Bosque Farms Blvd by Anthony Harris
For the purpose of eliminating the lot line between the 2 properties

Mr. Harris was sworn in. He stated he was requesting to eliminate the lot line between the 2 existing tracts to make one tract. Both tracts have the same zoning.

Commissioner Eastman asked if the 2 pieces were currently being used as one piece.

Mr. Harris stated yes.

Commissioner Hulseley asked how big the tract will be.

Mr. Harris stated just a hair under 3.74 acres.

Commissioner Eastman moved to approve this request as per Ordinance 10-2-20.

Commissioner Hulseley seconded the motion. Motion carried unanimously.

- B. Request for a Variance as per Ordinance 10-1-16**

265 Mitchell Drive by Jackie Leyba
For the purpose of building a carport 5 feet from the east property line and for

building a carport 5 feet from the west property line

Ms. Baker reminded the Commission that this request would be a recommendation to the Governing Body.

Mr. Leyba as sworn in. He stated he had lived in Bosque Farms for 41 years. He stated he owned both the east and the west properties next to this property. He had trucks and cars that he needed to keep in the shade and that was why he is requesting a carport on the east and a carport on the west side of his property. When he first moved to Bosque Farms and built his garage the setbacks were 5 feet from the property line.

Commissioner Hulseby asked if he had any sheds on the property.

Mr. Leyba stated a pump house and a shed.

Commissioner Hulseby asked if there would be a problem putting the carport in the back.

Mr. Leyba stated he irrigated the back.

Commissioner Eastman stated the 2 properties east and west have mobile homes on them.

Mr. Leyba stated yes, one is at least 30 feet from his property line.

Commissioner Craig asked if there was already a carport on the west side.

Mr. Leyba stated no, there was a garage 5 feet from the property line. The carport he wanted to put in was going to go in front of the garage.

Commissioner Craig stated he also wants on the east side for a carport, how far would that carport be from the house.

Mr. Leyba stated 30 feet.

Commissioner Craig stated the carport would be right next to the house.

Mr. Leyba stated not attached because the insurance would be too high. He had not drawn out any detailed plans yet.

Commissioner Craig stated there were trees on the east side.

Mr. Leyba stated the carport would be on the other side of the trees.

Commissioner Griffin stated he didn't see a problem with the carport in front of the garage. He stated if someone was to buy the property on the east side they may not like the 5 foot.

Mr. Leyba stated he agreed to a point but he was leaving his property to his children. He stated that he made good money from the leasing of the properties so his children wouldn't sell the property.

Commissioner Eastman asked how far from the front property line would the carport end.

Mr. Leyba stated 40 feet.

Commissioner Eastman stated Spencer Wood, Fire Chief for the Village, had submitted a letter. Mr. Wood didn't have a problem with the carport on the west side but wanted a 10 foot defensible space on the east.

Mr. Leyba stated he also owned the property behind this one.

Commissioner Craig stated the fire department needed access to his property. If that back property was sold there would not be access.

Mr. Leyba stated there was a ditch easement.

Chairman Garrison stated the Fire Department wouldn't know ownership of lots on a call.

Commissioner Hulseby stated the Commission should only be concerned with 265 Mitchell Drive and its protection in the future.

Mr. Leyba stated he needed both carports.

Commissioner Hulseby moved to recommend approval of this request to the Governing Body for a 5 foot variance for a carport on the west side but not the east side of the property as per Ordinance 10-1-16.

Commissioner Eastman seconded the motion. Motion carries unanimously.

C. Request for a Conditional Use Permit as per Ordinance 10-1-11.E.2.g

1775 A Bosque Farms Blvd by Juan C Adame

For the purpose of a used car lot

Mr. Adame was sworn in. He stated he wanted to do a car lot with used cars and trucks.

Chairman Garrison asked if would be doing any service work on the vehicles.

Mr. Adame stated no, just selling.

Commissioner Hulseby asked how many cars would be there.

Mr. Adame stated 5 or 6 but no more than 20.

Commissioner Griffin asked he had sold used cars before.

Mr. Adame stated no, he was in construction before.

Commissioner Griffin asked if there would be inoperable vehicles.

Mr. Adame stated no.

Commissioner Hulseby asked how many parking spaces there would be.

Mr. Adame stated 3 and 1 handicapped space.

Commissioner Hulseby asked about access.

Mr. Adame stated the cars for sale would be along the fence.

Commissioner Eastman asked if 1 year would be agreeable.

Mr. Adame stated yes.

Commissioner Griffin moved to approve this request for one year as per Ordinance 10-1-11.E.2.g,

Commissioner Craig seconded the motion. Motion carried 3-1 (Commissioner Hulseby voted against the motion).

12) Monthly Report

Ms. Baker gave the May monthly report.

13) Adjourn

Commissioner Griffin moved to adjourn at approximately 7:25 pm.

Commissioner Craig seconded the motion. Motion carried unanimously.

**PASSED, APPROVED AND ADOPTED ON THIS ____ DAY OF _____,
2011.**

Chairman Dan Garrison

ATTEST:

Donna Baker, Planning & Zoning Officer