

PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES

December 4, 2008

CALL TO ORDER- The City of Springtown Planning and Zoning Commission was called to order by Sarah Cockburn at 6:40 P.M. on December 4, 2008, in the Council Chambers of City Hall, located at 102 E. 2nd Street.

The following members of the Commission were present:

Sarah Cockburn	Walter Roberson
Bobby Randolph	Lora McGinty, Alternate
Barbara Huffer	Randy Stukey, Alternate

The following members of the Commission were not present:

Sue Lockhart	Ann Hanes
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The following members of the City of Springtown staff were present:

Melvin Webb, Building Official
Lisa Horton, Planning and Zoning Staff

CITIZENS COMMENTS

None

CONSENT AGENDA

Consideration and/or action regarding approval of October 2, 2008 minutes.

Walter Roberson made a motion to approve minutes.

Bobby Randolph seconded the motion.

Five (5) for None (0) against

Motion carried

PUBLIC HEARING

1. Hold a Public Hearing to consider a request from Ronette Stripling for an amendment to the Zoning Ordinance and/or a Special Use Permit (SUP) to allow her to have counseling services in her residence located at 617 N Main Street.

Opened at 6:44 P.M.

Citizen Ronette Stripling spoke. She stated she is not a licensed counselor and she wants to have a bible based 12 step recovery group at the above residence. She remodeled the home for this purpose. She believes there is a miscommunication between the City and herself about what her group does.

Closed at 6:46 P.M.

2. Hold a Public Hearing to consider a request from Cliff's Auto Service for a Special Use Permit (SUP) to allow trailer rentals at the business located at 1088 E Hwy 199.

Opened at 6:46 P.M.

Closed at 6:47 P.M.

NEW BUSINESS

1. Consideration and/or action on making a recommendation to City Council regarding an amendment to the Zoning Ordinance, Chapter 6, Subsection KK. This amendment will require any venue greater than 500 one (1) parking space for each five (5) seats.

Melvin addressed the Commission and explained that the City would like to change the ordinance in Subsection KK from one parking space for each four seats to one parking space for each five seats on any venue greater than 500. It would limit the amount of impervious service required at large scale venues. This will assist in the management and control of storm water. It will also allow the existing viaduct system to remain the primary storm water collection device.

Bobby Randolph made a motion to recommend approval to City Council for the change to one parking space for each five (5) seats.

Walter Roberson seconded the motion.

Five (5) for None (0) against

Motion carried

2. Consideration and/or action on making a recommendation to City Council regarding a Final Drainage Study for the SISD Student Event Center located on 1.807 acres of land situated in the John Patterson Survey, Abstract No. 1049, Parker County, Texas and being conveyed to Springtown Independent School District as recorded in Volume 2526, Page 992, Deed Records of Parker County; 17.06 acres tract of land situated in the W.M. Copeland Survey, Abstract No. 242, City of Springtown, Parker County, Texas, and being the tract of land conveyed by deed to Daryl Wayne Chilcutt, recorded in Volume 448, Page 80 Deed Records, Parker County, Texas; and 21.57 acres tract of land, being part of the Ambrose Angley Survey, Abstract 4, Parker County, Texas.

Melvin addressed the Commission and explained that the City's engineer, Phil Philipp of GSWW, has reviewed the drainage study and his comments were attached to the staff report given to the members. A copy of the comments were emailed to Andrea Hungerford, SISD superintendent, on December 4, 2008. The comments related to the drainage study are on page 2 under Drainage Calculations. Mickey Thomas, engineer for MJ Thomas Engineering, LLC, explained about the comment 2.22 a) The total line was left off the report and is easy to correct. The major concern falls under 2.33A, item c) . Mr. Thomas explained the runoff of the undeveloped land is 450.7 cubic feet per second (cfs). After it is developed, the runoff will be 546.4 cfs. SISD has been working with the city staff for about a year so as not to negatively impact the city. Mr. Thomas has been working with the adjacent neighbor to enlarge his pond. The pond will be increased three or four times the original size.

Sarah Cockburn asked Mr. Thomas if they were increasing the existing pond or adding another pond beside it.

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Mr. Thomas explained the conservation elevation of the existing pond is 896. They will cut contours into 4 foot slopes and the new pond elevation will be 892. They should be able to save the trees on the property line. The pond will be maintable when dry.

Bobby Randolph made a motion to recommend approval to City Council for the Final Drainage Study. Barbara Huffer was concerned about the astro turf used on the football field. She believes astro turf has twice as much runoff as real grass. Mr. Thomas explained the surface is artificial grass, not the old astroturf. They have taken into consideration the runoff for this artificial grass. The rain does not run off the edges of the field, it soaks into the grass, hits a base stone material, runs into a perforated pipe on the sidelines and is directed from there. This is set in the plans.

Walter Roberson seconded the motion.

Five (5) for None (0) against

Motion carried

3. Consideration and/or action on making a recommendation to City Council regarding a Final Drainage Study for the SISD Elementary School located on 18.06 acres tract of land out of the J.W. Graham Survey, Abstract No. 2811 and the T & P RR Company Survey Abstract No. 1461, Parker County, Texas.

Melvin addressed the Commission and explained that the City's engineer, Phil Philipp of GSWW, has reviewed the drainage study and his comments were attached to the staff report given to the members. A copy of the comments were emailed to Andrea Hungerford, SISD superintendent, on December 8, 2008.

Sarah Cockburn asked if the runoff ran to Hwy 199.

Melvin explained it follows Walnut Creek and drains to Hwy 51. It is designed to city standards.

Lora McGinty made a motion to recommend approval to City Council for the Final Drainage Study.

Bobby Randolph seconded the motion.

Five (5) for None (0) against

Motion carried

4. Consideration and/or action on making a recommendation to City Council regarding a request from Citizen Ronette Stripling for an amendment to the Zoning Ordinance and/or a Special Use Permit to allow her to have counseling services at her residence located at 617 N. Main Street.

Sarah asked Citizen Ronette Stripling if she was offering counseling services at her residence.

Ms. Stripling stated she has never used the word counseling. She is an ordained minister of the gospel and prays with people. She has Tuesday night prayer service and Friday night christian 12 step group. She has an office at this location so people can come to her for guidance. She is not a counselor or psychologist and I don't charge for any services.

Sarah asked if anyone lives there.

Ms. Stripling stated only the assistant pastor lives there and he is not in recovery.

Lora McGinty asked if she had contacted any surrounding churches for help or use of their building to hold meetings.

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Ms. Stripling stated she has members from Hilltop Family Church and Cornerstone Community Church that attend. She is in contact with Brother Veazy and Brother Conway to help. Has stopped any communication until she has approval from the city.

Barbara Huffer asked if the meetings resembled Alcohol Anonymous meetings.

Ms. Stripling said yes, but with ministry involved.

Lora McGinty asked about parking.

Ms. Stripling stated there is enough room for about 10 vehicles.

Lora McGinty asked Ms. Stripling if this was a rehabilitation center.

Ms. Stripling said no, but most people come from this background.

Lora McGinty asked if any churches offered Ms. Stripling a space in their church.

Ms. Stripling said no, she wants her own place.

Lora McGinty asked if she had any members who were child abusers, drug addicts, or pediatfiles.

Ms. Stripling said no.

Lora McGinty asked how she knew.

Ms. Stripling said she is the pastor and people confide in her. She said Hilltop Family Church offers the same class on Thursday nights in their church.

Melvin Webb addressed the Commission. He explained churches are allowed in every zone with a certificate of occupancy. If Ms. Stripling opens a church, she would have to have 13 paved spaces, and a site bearing fence because of the residential zone. Anything rehabilitation services are only allowed in C2, LI1, and HI2. If she were to change to commercial, she would be located in a C1 zone.

Lora McGinty made a motion to recommend to council to deny the zoning ordinance change or the Special Use Permit.

Walter Roberson seconded the motion.

Three (3) for Two (2) against

Motion carried.

5. Consideration and/or action on making a recommendation to City Council regarding a request from Cliff's Auto Service for a Special Use Permit (SUP) to allow trailer rentals at the business located at 1088 E Hwy 199.

Melvin addressed the Commission. He explained an SUP is allowed for trailer sales/rental in this zone.

Lora McGinty made a motion to recommend approval to City Council for the SUP.

Randy Stukekey seconded the motion

Five (5) for None (0) against

Motion carried.

6. Consideration and/or action on making a recommendation to City Council regarding a variance to the Zoning Ordinance, Appendix A, District Regulations, maximum height, allowing Press Boxes to exceed the maximum height limitations of 35 foot to 80 foot.

Jason Cottongame, city inspector, explained that the plans for the SISD Student Event Center has a pressbox that will reach 75 feet in height. The box will be made of metal construction and fully sprinkled. If a fire breaks out, there is only 1 flight of stairs to go down to the open air facility.

Sarah Cockburn asked if the press box was enclosed.

Jason explained the one floor was enclosed, but the stairs lead to the open area.

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Melvin Webb addressed the Commission. He explained that at 75 feet, our fire trucks could not reach the top of the pressbox, but that the sprinklers would be able to take care of the fire.

Randy Stukey asked why the school was in an SF2 zone.

Melvin explained schools can be in any zone. The SF2 is the most common because that keeps the school away from industrial zones.

Walter Roberson made a motion to recommend approval to City Council for the variance to the Zoning Ordinance.

Bobby Randolph seconded the motion.

Five (5) for None (0) against

Motion carried.

ADJOURNMENT

Bobby Randolph made a motion to adjourn the meeting at 7:34 P.M.

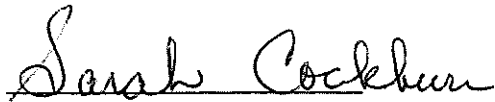
Walter Roberson seconded the motion.

Five (5) for None (0) against

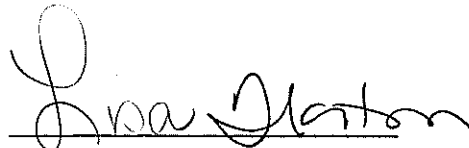
Motion carried.

Approved:

Respectfully Submitted:



Sarah Cockburn
Chairman



Lisa Horton
Planning & Zoning Coordinator