MINUTES
OF THE
KEENE PLANNING AND ZONING
Wednesday, April 15, 2019

Present: Chairman Karl Konrad, Royce Spalding, Melba Bower and Phillip Jackson

Absent: Billie Hopps

1. The invocation and Pledge of Allegiance was led by Karl Konrad at 6:00 PM.
2. Public Comments.

No comments.

3. Elect Chairman for the Planning and Zoning Commission.


Royce Spalding nominated Phillip Jackson. Seconded by Melba Bower. The nomination carried, 3-0-1. Phillip Jackson abstained.


Royce Spalding made a motion to approve the minutes dated February 25, 2019. Seconded by Karl Konrad. The motion carried unanimously, 4-0-0.

5. PUBLIC HEARING: Consideration and possible recommendation to amend Title VII. Traffic Code.

Chairman Jackson opened the public hearing at 6:05 PM.

Don Martin explained the amendment being requested. Residents have shown an interest in being able to park vehicles on their personal property on surfaces other than concrete or asphalt for selling a personal vehicle. The draft ordinance allows this with the following rules; two vehicles at any time within thirty days on no more than two separate occasions during a twelve-month period. A permit, at no cost to the property owner, shall be be required prior to the placement of the vehicles for sale. Proof of ownership and/or residency must be established at the time for the permit to be issued. For residentially zoned lots two acres or greater shall be exempt from the all-weatherable surface requirements.

Bud Findley came forward to express his concern about cars up and down the street.
Bonnie Thomas came forward to express the abuse of power that is in the City of Keene.

Chairman Jackson closed the public hearing at 6:20 PM.

6. Discuss and make a recommendation to amend Title VII: Traffic Code.

Karl Konrad would like to be flexible but doesn’t like the idea of weatherable patches all over the city.

Royce Spalding made a motion to recommend approval to amend Title VII: Traffic Codes, specifically, Chapter 72: Parking Rules, Draft Ordinance No. 2019-593. Seconded by Melba Bower. The motion carried 3-1-0. Chairman Jackson against.


Chairman Jackson opened the public hearing at 6:25 PM.

Kim Schwimmer with RKS Group came forward to explain the zoning change request. RKS Group has submitted a pre-application to the TDHCA for Riva Keene. Currently the property is zoned SF-2, Single Family. We are requesting PD, Planned Development for a multi-family residential development. Ms. Schwimmer went over the specifics of the development.

Chairman Jackson asked about the variances being requested.

Don Martin stated that with a Planned Development, the applicant must be specific on all aspects of the development including the variances. With a planned development, any variances are included with the recommendation. The ordinance will be for this planned development only and the requirements will be spelled out with details.

Chairman Jackson asked about not having a ladder truck for a 3-story complex.

Don Martin stated that this has been discussed with the Fire Department. For this to move forward, the property must be re-zoned.

Kim Schwimmer stated that only the back portion of the property is being re-zoned. The frontage property will remain commercial for commercial development. We have spoken to the Fire Department regarding the plans and the Fire Department is good with the development.
Bud Findley came forward to state that this is a good development and it would be good for Keene. Keene needs this. Is the property sprinkled?

Kim Schwimmer stated yes.

Carmen Curubo came forward and is excited to see this development. This brings in taxes and population.

Chairman Jackson closed the public hearing at 6:38 PM.


**Karl Konrad made a motion to recommend the Zoning Change of property located at Abstract 730, William Ray Survey being 7.134 acres and Block 1 of the Summer Estates Addition, Abstract 730, William Ray Survey being 2.197 acres. Current zoning is SF-2, Single Family. Zoning change to PD, Planned Development, Ordinance No. 2019-591. Seconded by Melba Bower. The motion carried unanimously, 4-0-0.**

Chairman Jackson requested clarification on what property is being rezoned.

Kim Schwimmer explained the site plan.

9. **PUBLIC HEARING:** Consideration and possible recommendation for a Zoning Change of property located at Block 1, Lots 1-7 of the Fireside Village Addition and Block 2, Lots 1-6 of the Fireside Village Addition. Current zoning is SF-3, Single Family. Zoning change to PD, Planned Development.

Chairman Jackson opened the public hearing at 6:43 PM.

Don Martin explained the zoning change for Fireside Village Drive. The structures currently do not meet the zoning and are considered legal non-conforming. These structures were built in 1969 and 1970. They currently do not fit any zoning that we have. A planned development will allow the owners to rebuild if their structure is destroyed.

Mike Adams asked if the PD zoning would change the zoning from single family use.

Don Martin stated no. It will continue to be single family use.

Pam Smith is concerned about the conditions under planned development.

Chairman Jackson stated that nothing will change for the current structures and properties.
Chairman Jackson closed the public hearing at 6:53 PM.

10. Discuss and make a recommendation for a Zoning Change of property located at Block 1, Lots 1-7 of the Fireside Village Addition and Block 2, Lots 1-6 of the Fireside Village Addition. Current zoning is SF-3, Single Family. Zoning change to PD, Planned Development.

Royce Spalding made a motion to recommend the Zoning Change of property located at Block 1, Lots 1-7 of the Fireside Village Addition and Block 2, Lots 1-6 of the Fireside Village Addition. Current zoning is SF-3, Single Family. Zoning change to PD, Planned Development., Ordinance No. 2019-592. Seconded by Karl Konrad. The motion carried unanimously, 4-0-0.

11. PUBLIC HEARING: Consideration and possible recommendation for a Special Use Permit for Keene Spanish Seventh Day Adventist Church located at 304 W Us-67, Keene, Texas. Keene Spanish Seventh Day Adventist Church is requesting a Special Use Permit for a digital sign.

Chairman Jackson opened the public hearing at 6:55 PM.

Carmen Curubo is requesting a digital sign for the Iglesia Adventist Church.

Don Martin stated that staff is ready to move forward, and the sign has already been through plan review.

Chairman Jackson asked if this would have to be renewed every couple of years.

Don Martin stated no. Digital signs only need one approval and it is permanent.

Bonnie Thomas stated that she represents the people and considers these proceedings to be communistic.

Michael Mizzer came forward and expressed his shock about the proceedings regarding a digital sign.

Mike Adams asked if this is a one-time variance.

Don Martin stated yes.

Chairman Jackson closed the public hearing at 7:07 PM.

12. Discuss and make a recommendation for a Special Use Permit for Keene Spanish Seventh Day Adventist Church located at 304 W Us-67, Keene, Texas. Keene Spanish Seventh Day Adventist Church is requesting a Special Use Permit for a digital sign.
Karl Konrad made a motion to approve a Special Use Permit for Keene Spanish Seventh Day Adventist Church located at 304 W Us-67, Keene, Texas. Keene Spanish Seventh Day Adventist Church is requesting a Special Use Permit for a digital sign, Resolution No. 2019-360. Seconded by Melba Bower. The motion carried unanimously, 4-0-0.

13. Staff Reports.

Don Martin came forward to brief the Commission on inquiries about land for the construction of homes.


No requests.

15. Adjournment. The Commission adjourned at 7:10 PM.

X  
Phillip Jackson  
Chairman

ATTEST:

X  
Holly Owens  
City Secretary, T.R.M.C.