MINUTES
OF THE
KEENE PLANNING AND ZONING
Monday May 20, 2019

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

Absent: Billie Hopps

1. The invocation and Pledge of Allegiance was led by Phillip Jackson and Royce Spalding 6:00 PM.

2. Public Comments.

No comments.

3. Consideration of previous Planning and Zoning Commission minutes dated April 15, 2019.

Karl Konrad made a motion to approve the minutes dated April 15, 2019. Seconded by Melba Bower. The motion carried unanimously, 4-0-0.

4. PUBLIC HEARING: Consideration and possible recommendation for a Zoning Change of property described as Abstract 114, Tract 1, 1A, and 2, BBB & C RR CO being 2.21 acres and located at 402 S College Drive, Keene, Johnson County, Texas 76059. The current zoning is “SF-2” – Single Family Residential District -2. The requested zoning is “MF” – Multi-family Residential District.

Chairman Jackson opened the public hearing at 6:04 PM.

Cody Weiss, the applicant came forward to present a conceptual plan for a multi-family complex with 40 units on 2 acres. Mr. Weiss stressed that this is conceptual and is willing to work with the City to meet all requirements of the ordinance and zoning.

Chairman Jackson stated that the conceptual plans do not meet the ordinance regarding how many units per acre, greenspace and parking.

Cody Weiss plans to eliminate one of the buildings to accommodate the units per acre which would provide additional greenspace. Mr. Weiss stated that he is currently working to get the zoning change before any civil engineering is done for the final product and stressed that he is not requesting any variances at this time.

Chairman Jackson closed the public hearing at 6:12 PM.
5. **Discuss and make a recommendation** for a Zoning Change of property described as Abstract 114, Tract 1, 1A, and 2, BBB & C RR CO being 2.21 acres and located at 402 S College Drive, Keene, Johnson County, Texas 76059. The current zoning is “SF-2” – Single Family Residential District -2. The requested zoning is “MF” – Multi-family Residential District.

Karl Konrad made a motion to approve Ordinance No. 2019-594, a Zoning Change of property described as Abstract 114, Tract 1, 1A, and 2, BBB & C RR CO being 2.21 acres and located at 402 S College Drive, Keene, Johnson County, Texas 76059. The current zoning is “SF-2” – Single Family Residential District -2. The requested zoning is “MF” – Multi-family Residential District. Seconded by Royce Spalding. The motion carried unanimously, 4-0-0.

6. **PUBLIC HEARING:** Consideration and possible recommendation for a Special Use Permit for Southwestern Adventist University located at 100 W Hillcrest Street, Keene, Texas 76059. Southwestern Adventist University is requesting a special use permit for a digital sign at 100 block of North Old Betsy Road.

Chairman Jackson opened the public hearing at 6:15 PM.

Kylie Brown with Mello Signs came forward to present the digital sign drawings for SWAU.

Chairman Jackson asked about the location of the sign.

Kylie Brown stated that it would be perpendicular to the street.

Don Martin stated that staff is waiting on a final approval from plan review to make sure that all setbacks are met.

Chairman Jackson closed the public hearing at 6:18 PM.

7. **Discuss and make a recommendation** for a Special Use Permit for Southwestern Adventist University located at 100 W Hillcrest Street, Keene, Texas 76059. Southwestern Adventist University is requesting a special use permit for a digital sign at 100 block of North Old Betsy Road.

Melba Bower made a motion to approve Resolution No. 2019-361, Discuss and make a recommendation for a Special Use Permit for Southwestern Adventist University located at 100 W Hillcrest Street, Keene, Texas 76059. Southwestern Adventist University is requesting a special use permit for a digital sign at 100 block of North Old Betsy Road. Seconded by Royce Spalding. The motion carried unanimously, 4-0-0.

8. **Staff Reports:**
Don Martin updated the Commission on new construction of single-family homes and the sewer line behind City Hall.

9. Commission requests for future items on the agenda. 
No deliberation or discussion may take place by the Commission during this agenda item. 

No requests from Commission.

10. Adjournment. The Commission adjourned at 6:20 PM.

X
Phillip Jackson
Chairman

ATTEST:

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