

## PLANNING COMMISSION MEETING

June 20<sup>TH</sup> 2013 MINUTES

### STATE OF TEXAS COUNTY OF MONTAGUE CITY OF BOWIE

On this 20th day of June, the Planning and Zoning Commission convened in a regular meeting open to the public as advertised with these members present.

Members: Jean Angove, Ruth Cordell, Jason Swaim, Wayne Bell, and  
Chairperson, Margin Latham presiding

Staff: Code Enforcement Officer-David Rainey  
Code Enforcement Assistant-Debra Fain  
Economic Development Coordinator-Janis Crawley

Guests: Applicant- Jeainene Moore  
Attorney- Bill Knowlton  
Ireta Overstreet  
Paul Hardy  
Councilor- Dana Hulstine

Chairperson Margin Latham called the meeting to order at 5:29 p.m.

#### **PUBLIC HEARING**

**Rezoning: Case # R- 75 Application to rezone part of Lot 1, and all of Lot 2 Block 1, Taylor Addition, also known as 207 North Mill St., 209 North Mill St. and 213 North Mill St. in Bowie, Texas from Single Family Residential Zoning District to Commercial Zoning District.**

Open at 5:31 p.m. No public comments. Closed at 5:32 p. m.

#### **PUBLIC COMMENTS**

No public Comments

#### **APPROVAL OF MINUTES**

May 16<sup>th</sup>, 2013 minutes were not approved as submitted. Ruth Cordell made a motion to correct the minutes by adding, the introduction from City Manager Ricky Tow, after the meeting was adjourned at 5:40 pm. Wayne Bell seconded the motion with Latham, Angove, and Swaim voting aye.

#### **OLD BUSINESS:**

1. **Discussion and action.**

**Request from Wellington State Bank to re-plat Lots 4 -11 Riley Subdivision, part of Block 52, Stallings Addition to Lot 4R Riley Subdivision part of Block 52 Stallings Addition abandoning said alley for the development of a new bank. (Final Plat)**

After review and discussion: Jason Swaim made a motion to approve the final plat and recommend to the city council with stipulations.

- A. The closing of the alley be a separate line item on the council agenda.
- B. Submit new final plat with 6 foot easement behind the curb line at the corner of Smythe and Jefferson.
- C. Street correction name from Smythe to Jefferson.

Ruth Cordell seconded the motion with Bell, Angove, and Latham voting aye.

## PLANNING COMMISSION MEETING

June 20<sup>TH</sup> 2013 MINUTES

### **NEW BUSINESS:**

1. Discussion and action.

Application from Jeainene Moore to rezone part of Lot 1, and all of Lot 2, Block 1, Taylor Addition, also known as 207 North Mill St., 209 North Mill St. and 213 North Mill St. in Bowie, Texas from Single Family Residential Zoning District to Commercial Zoning District.

Bill Knowlton, Attorney for Mrs. Moore, discussed that the request brought before the commission last time was withdrawn and denied for a spot zoning issue. This time, Mrs. Moore submitted a new request that would exclude the spot zoning issue. Ruth Cordell discussed the 2009 thoroughfare plan and the 2006 traffic count, which proved that 4700 cars passed through the 200 block of North Mill Street each day. She also discussed that Grant Works recommended that Mill Street become a major collector street, it should have been done by 2012, but wasn't. Mr. Knowlton asked Ruth Cordell, if this request was approved, would it increase traffic even though this is a small building with already 4000 cars passing through each day? Ruth replied that it is already a congested area with the school traffic. Mrs. Moore and Mr. Knowlton both stated that with the traffic congestion being such a concern, commercial zoning would be a good idea and expansion of the right of way would be better if it were commercial and not residential. Jason Swaim stated, to improve the congested area there would only be one driveway access.

Recommendation from city staff was to approve the request and to look at rezoning all of North Mill Street to commercial in the near future. The rezoning staff report notified 14 property owners, all concurred. Ruth made a motion to deny the request and recommend it to the city council.

Jean Angove seconded the motion. Margin Latham ask for further discussion, Mrs. Latham made the comment that if the commission changed this area to commercial we could have a feed lot in this area or other things that are not suitable. David Rainey spoke up and said that a feed lot was not allowed in the city limits except in an agricultural zoning district, which requires a specific use permit.

Wayne Bell stated that it should stay zoned residential to protect the schools. Economic Development Coordinator Janis Crawley and city staff is looking at the longevity of this area. There are vacant non- conforming structures along North Mill Street with commercial possibilities. With a motion and second, all four member voted aye. Jason Swaim abstained.

### **ADJOURNMENT**

Meeting adjourned at 6:17 p.m.

---

MARGIN LATHAM, CHAIRPERSON  
ATTEST:

---

DEBRA FAIN, SECRETARY