

**PLANNING COMMISSION MEETING**  
**JUNE 19, 2014 MINUTES**

**STATE OF TEXAS**  
**COUNTY OF MONTAGUE**  
**CITY OF BOWIE**

On this 19<sup>th</sup> day of June, the Planning and Zoning Commission convened in a regular meeting open to the public as advertised with these members present.

Members: Chairman Rex Hamilton, Deniece Lindsey, Melissa Edwards, and Bill Miller

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

Chairman Rex Hamilton called the meeting to order at 5:30 p.m.

**PUBLIC COMMENTS: None**

**PUBLIC HEARING:**

1. **Rezoning: Case # R-85** Request to rezone an area located along West Wise Street and Hwy 81 North, beginning at the intersection of North Matthews Street and West Wise Street, Continuing North on Wise/ Hwy 81 North, on the East side of Hwy 81 North to the alley way south of Sessions Street. Continuing on the West side of Hwy 81 North to the City Limits and to Coggins Road, and more fully described as properties currently zoned inside the red lines of Exhibit "A" attached, from Single Family Residential, Commercial, and Agricultural District's to Light Industrial District.

Public hearing on Case # R- 85 opened at 5:31 p.m.

Janis Crawley from EDC gave the reasons why the EDC board was recommending rezoning for this area and answered questions from the citizens.

Public Hearing on Case # R-85 closed at 5:51 p.m.

2. **Rezoning: Case # R-88** Request to rezone Lots 2-14 Block 4, Bowie Heights, also known as the 1400 Block of North Mason Street in Bowie, Texas from Single Family Residential District to Commercial District.

Public Hearing on Case # R-88 opened at 5:51 p.m.

Cody Ireland from CP Homes gave a short description of what type of facility would be developed in the area and answered questions from the citizens.

Public Hearing on Case # R-88 closed at 6:06 p.m.

**PUBLIC COMMENTS: None**

**APPROVAL OF MINUTES:**

a. May 15, 2014 – Regular Meeting  
Minutes were approved as submitted.

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**NEW BUSINESS:**

**1. Appoint a Planning and Zoning Commission Vice Chairperson.**

After discussion Bill Miller made a motion to appoint Deniece Lindsey as Vice-Chairperson, Melissa Edwards seconded the motion with Hamilton, Miller and Edwards voting aye. Motion Carried.

**2. Request to rezone an area located along West Wise Street and Hwy 81 North, beginning at the intersection of North Matthews Street and West Wise Street, Continuing North on Wise/ Hwy 81 North, on the East side of Hwy 81 North to the alley way south of Sessions Street. Continuing on the West side of Hwy 81 North to the City Limits and to Coggins Road, and more fully described as properties currently zoned inside the red lines of Exhibit "A" attached, from Single Family Residential, Commercial, and Agricultural District's to Light Industrial District.**

Debra Fain provided the information on the staff report explaining how many notices were mailed out, staff mailed 129 letters, 10 returned with 2 concurred and 8 opposed.

After review and discussion Bill Miller made a motion to rezone the entire vacant lot at the corner of North Matthews and West Wise Continuing North on North Matthews to alley way. Deniece Lindsey seconded the motion with Edwards, Hamilton, Miller and Lindsey all voting aye. Motion carried.

**3. Request from Cody Irelan from CP Homes to rezone Lots 2-14, Block 4, Bowie Heights also known as the 1400 Block of North Mason Street in Bowie, Texas from Single Family Residential District to Commercial District.**

Debra Fain provided the information on the staff report explaining how many notices were mailed out, staff mailed 36 letters, 16 was returned with 16 opposed.

Rex Hamilton read the deed restrictions that one resident provided that pertained to the area that was requested in the Bowie Heights Subdivision. After review and discussion Bill Miller made a motion to deny the rezoning of this area, Deniece Lindsey seconded the motion with Edwards, Miller Lindsey, and Hamilton voting aye. Motion carried.

**4. Specific Use Permit Case # 86-Denied by the City of Bowie Building Department on May 16, 2014. Decision appealed by developer Windol Robbins on May 16, 2014.**

David Rainey provided the staff report and explained his reasons for denying the request was based on the opposition from the residents. Windol Robbins explained his reasons for building a duplex and his reason for this development instead of another development. After review and discussion Bill Miller made a motion to approve the Specific Use Permit from developer Windol Robbins. Deniece Lindsey seconded the motion with Edwards, Miller and Lindsey voting aye with Hamilton abstaining. Motion Carried.

**OLD BUSINESS: None**

Meeting adjourned at 6:42 p.m

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CHAIRPERSON REX HAMILTON

ATTEST:

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DEBRA FAIN, SECRETARY