

****DRAFT** REGULAR MEETING MINUTES**DRAFT**
PLANNING AND ZONING COMMISSION
April 3, 2013 – 5:30 PM**

**CITY COUNCIL CHAMBERS, CITY HALL
401 E GOODE STREET, QUITMAN TEXAS**

PRESENT: Wayne Crabb, Vice Chairman; David Mann, Commissioner, Jonathan Jackson, Commissioner, Mike Gilmore, Commissioner and Mayor J.R. Evans.

STAFF PRESENT: Greg Hollen, City Secretary / Administrator. Denea Hudman, QDC and Mayor Pro Tem Dobbs also attended.

Wayne Crabb called the meeting to order at 5:35 PM. Commissioner Jackson led the Invocation and Vice Chair Crabb led the Pledge of Allegiance.

Item 1 – Consider approval of regular meeting minutes dated March 6, 2017.

Commissioner Jackson made a motion to approve the minutes, Commissioner Mann seconded the motion. The motion passed unanimously.

Item 2 – PUBLIC HEARING ON ZONING CHANGE REQUEST

Held discussion on zoning change request by property owner to rezone property ID 37281 LOT 2A,3A PT BLK 58 .261 QUITMAN TOWNSITES 411 Winnsboro St. Quitman, Texas

Homeowner Danny Wright was in attendance and provided an overview of the changes he and his wife are requesting. He stated he would like to erect a storage shed, perhaps, on the front of the property to sell produce and perhaps also resell furniture. Commissioner Mann noted this was a different usage then the homeowner had indicated in calls to City Hall, and in his February 3, 2017 letter to the P&Z Commission. His letter stated he wanted to rent out two rooms as office space. Commissioner Mann also indicated he thought the property was vacant and had previously been zoned Commercial. Homeowner Wright indicated that the WCAD representatives had given him indication he could "...*partially retain his homestead exemption*" and perhaps also live in the residence.

Mayor Evans clarified the rezoning of the property process and the implications on Homestead exemption as well as Residential vs. Commercial property taxation rates. He further stated that Commercial property owners are rarely granted the ability to live in a property that is zoned Commercial. Commissioner Jackson sought clarification on other requirements of the property, should the zoning be changed, such as adherence to city Permit and Zoning guidelines. City Secretary / Administrator Hollen indicated that he would need to conform to those guidelines. Homeowner Wright indicated he might also place the property on the market for sale and asked if a Commercial designation might garner a higher sales price. The commission indicated they were not in a position to determine that and he then asked ..."Can I wait?" as "I'm not in no hurry" and indicated he would consult with a local realtor as well as others before moving forward in this matter.

Action- Upon conclusion of the commission discussion and based on homeowner's request, ***Commissioner Mann made a motion to table this zoning request, to allow the homeowner to research further and for the City Secretary to gain legal counsel regarding approve zoning request taking no action to change property zoning from Residential to B-1 Local Business; Commissioner Jackson seconded the motion. The motion passed unanimously.***

The result of this action is this zoning request will not be on the April Quitman City Council agenda.

Adjournment

Commissioner Jackson made a motion to adjourn the meeting, Vice Chair Crabb seconded the motion. The motion passed unanimously.

Vice Chairman Crabb adjourned the meeting at 6:02 PM.

I HEREBY CERTIFY THAT THESE MINUTES ARE A TRUE AND CORRECT RECORD OF THE ITEMS CONSIDERED AND ACTION TAKEN AT THIS MEETING AND THAT THESE MINUTES HAVE BEEN APPROVED AS TRUE AND CORRECT AND THAT AN EXECUTED COPY IS ON FILE WITH THIS OFFICE.



**Gregory D. Hollen
City Secretary / Administrator**