

**REGULAR MEETING MINUTES
PLANNING AND ZONING COMMISSION
MARCH 6, 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 and Mayor J.R. Evans.

NOT PRESENT: Mike Gilmore, Commissioner

STAFF PRESENT: Greg Hollen, City Secretary / Administrator

Wayne Crabb called the meeting to order at 5:36 PM.

Item 1 – Consider approval of regular meeting minutes dated February 11, 2016. Commissioner Mann made a motion to approve the minutes, Commissioner Jackson seconded the motion. The motion passed unanimously.

Item 2 – Agenda Overview – City Secretary / Administrator Greg Hollen provided an overview of the agenda for the meeting and noted recent City Council actions regarding Zoning matters. This included updating the building inspection process and designating two firms, A-1 Building Inspections and Bureau Veritas, as non exclusive service providers for the community. Hollen and Mayor Evans discussed the need for one additional commission member to fill a vacancy. Commissioners must be a resident of the city.

Item 3 - 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

Commissioners asked various questions about this property and City Secretary / Administrator Hollen shared materials received from the homeowner and indications of support from nearby residents. Commissioners reviewed our current zoning documents, including local business usages and the request by the owner to provide small office spaces in the property. A discussion on the uses of a B-1 Local Business and a B-2 General Business property was held. Based on owner's request, a decision supporting a B-1 Local Business designation was supported.

Action- Public hearing on this zoning request will be held April 3rd, at 5:30 PM. Notices will be placed in the local newspaper and nearby neighbors contacted to invite citizen comment. Homeowner will be contacted to inform them and discuss impact of zoning from Residential to Commercial, including loss of homestead exemption and other potential tax implications.

Commissioner Jackson made a motion to approve zoning request to move forward for a public hearing, April 3rd, 2017, recommending change from Residential to B-1 Local Business; Commissioner Mann seconded the motion. The motion passed unanimously.

Adjournment

Commissioner Mann made a motion to adjourn the meeting, Commissioner Jackson seconded the motion. The motion passed unanimously.

Vice Chairman Crabb adjourned the meeting at 6:39 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**