

MINUTES
PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission of the City of Burkburnett, Texas, met in a Special-Called Meeting on October 17, 2019, at 11:45 a.m. at City Hall-Council Chambers, 501 Sheppard Road, Burkburnett, Texas. The meeting was open to the public with notice given in compliance with the Open Meetings Act. The following Commission members were present:

Robert Jones	Acting Chairperson
Paul Gerstner	Commissioner
Carla Walters	Commissioner

Commissioner Barefield was not present.

Others present were Richard Gordon, Director of Planning; and Margie Poole, City Clerk.

ITEM 1. CALL MEETING TO ORDER

Acting Chairperson Robert Jones called the meeting to order at 11:45 a.m.

ITEM 2. Discuss and take any action necessary for approval of minutes from October 7, 2019.

Commissioner Walters made the motion, seconded by Commissioner Gerstner, to approve the minutes from October 7, 2019. Motion carried unanimously.

ITEM 3. Chairperson closed the Special Called Meeting and opened the Public Hearing at 11:46 a.m. for the following Rezoning Applications:

A. **Rezone Case 2019-46:** a re-zone application for the 600 Block of North Avenue C.
Legal descriptions:

Lots 5-6 BLK 20
Original Town, BB

Lots 7-8 BLK 20
Original Town, BB

The Planning and Zoning Commission is requesting the block in the City Limits to be rezoned from Residential-2 (R-2) to Residential-1 (R-1).

B. **Rezone Case 2019-47:** a re-zone application for the 400 Blocks of College / Buckner Streets. Legal descriptions:

55 X 218' BLK 2 BUCKNER
W55X218' BLK 2 BUCKNER
90 X 218' BLK 2 BUCKNER
50'X150' OF LOT 1 BLK 2 BUCKNER
50 X 150' BLK 2 BUCKNER

The Planning and Zoning Commission is requesting the block in the City Limits to be rezoned from Residential-2 (R-2) to Residential-1 (R-1).

Mr. Richard Gordon, Director of Planning, addressed the Commissioners and invited the project developer to share the scope of the project. Mr. Bennie representing Loucios Enterprises, LLC provided information about the proposed construction of townhomes.

The Commission then heard public comments, with the first being a request for an explanation of the difference between Residential-2 (R-2) and Residential-1 (R-1). Mr. Gordon then stated that both property locations are presently zoned R-2, which is a residential designation that allows for “stick-built” houses, mobile homes, industrialized homes or prefabricated homes of other types, even allows for a mobile home park if the property is large enough. An R-1 zone is for duplexes, triplexes, quadruplexes. It is for homes like zero-lot homes and townhomes. Building townhomes would require an R-1 designation.

The main areas of concern from the citizens in attendance were: rental versus purchase, traffic flow, drainage, availability of parking, lack of privacy due to the townhomes being two-story, with the preference to single-story, low rent/Section 8 housing possibility, local on-site management of townhomes, and townhouse units versus single dwelling homes.

ITEM 4. Chairperson closed the Public Hearing and reopened the Special Called Meeting at 12:18 p.m. to take any action necessary on the Rezoning Applications:

A. Rezone Case 2019-46: a re-zone application for the 600 Block of North Avenue C. Legal descriptions:

Lots 5-6 BLK 20
Original Town, BB

Lots 7-8 BLK 20
Original Town, BB

The Planning and Zoning Commission is requesting the block in the City Limits to be rezoned from Residential-2 (R-2) to Residential-1 (R-1).

Commissioner Gerstner made the motion, seconded by Commissioner Walters, to approve the Rezone Case 2019-46: a re-zone application for the 600 Block of North Avenue C from Residential-2 (R-2) to Residential-1 (R-1). Motion carried unanimously.

B. Rezone Case 2019-47: a re-zone application for the 400 Blocks of College / Buckner Streets. Legal descriptions:

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The Planning and Zoning Commission is requesting the block in the City Limits to be rezoned from Residential-2 (R-2) to Residential-1 (R-1).

Commissioner Walters made the motion, seconded by Commissioner Gerstner, to approve the Rezone Case 2019-47: a re-zone application for the 400 Blocks of College / Buckner Streets. from Residential-2 (R-2) to Residential-1 (R-1). Motion carried unanimously.

ITEM 5. ADJOURNMENT

Commissioner Walters made the motion, seconded by Commissioner Gerstner, to adjourn the. Motion carried unanimously, and the meeting adjourned at 12:28 p.m.

Robert Jones, Acting Chairperson

ATTEST:

Richard Gordon, Director of Planning