

**MINUTES of the
KEENE PLANNING AND ZONING COMMISSION
MONDAY, JULY 27, 2020**

1. CALLED TO ORDER: Chairman Elect, Konrad called the meeting to order at 6:00 p.m.

2. Roll Call – staff member Helms:

Members present: Karl Konrad, Royce Spalding, Cheryl Schram, Billie Hopps and Melba Brower.

There was a quorum.

3. Invocation – Commissioner Schram

4. Pledge of Allegiance & Texas Pledge – Commissioner Spalding

5. Public Comments

None

6. Action Items:

A. Review and approve the minutes from the July 20, 2020 meeting.

Commissioner Schram made a motion to approve the minutes from the July 20, 2020 and second by Commissioner Bower as presented. Motion passed unanimously 3-0. Commissioners Hopps abstained

B. Public Hearing:

Hold a public hearing and discuss making recommendation to the city council considering ordinance 2020-617, an Ordinance of the City Council of the City of Keene's code of Ordinances by rezoning certain tracts of land within the City of Keene, Texas, being legally described as abstract 114, tract 39, 9, PT 39B, 40, BBB & C RR CO; abstract 701, tract 21 (PT3), Tract 21A1, tract 21A, 21B, 21, 21E J. Pennington: abstract 567, tract 2, 2A D. Mise; exhibit "A", approximately 16.43 acres more/less, of land "from" agriculture (AG) to "PD-Planned development subject other specific requirements contained in this ordinance as exhibit "B".

Cheryl McClain presented the staff report. Property in question is butted on the south side by the railroad tracks and on the north end by Hwy 67. The zoning request comes to the board with a favorable recommendation from staff, the Planned Development is in accordance with the regulations of our current future use land plan. Allowing commercial building up front would work as a buffer from noise and headlights, etc. Staff would like to ask the commercial property to provide some type of permitted screening around the rear of their property to add an additional screening area. Mr. Hickman is here this evening to answer any questions the commission may have.

Chairman Konrad opened the Public Hearing to: 6:05 p.m.

Phillip Jackson, 110 Rosedale, addressed the commission that he felt that the Public Hearing this evening was illegal according to the Texas Local Government Code Section 211.006 Subsection Chapter A.

Mr. Hickman presented a video of the potential RV Park that is being requested. He discussed the amenities that sets them apart: individual fenced in areas, separate storage building and a large tree in each individual lot and on-site laundry facility and picnic benches. They have planned for 126 lots for this development with 24 for tiny homes. They do background checks on anyone over the age of 18 that will be living in the park. They are hoping to start construction in November 2020 depending on funding.

Samantha Gillin – inquired how long it would take to complete the development. Mr. Hickman replied that this would be done in phases. He didn't see an immediate need for all 126. So probably three phases, one about every year. Ms. Gillin asked about the time for the tiny homes. Mr. Hickman responded that it would be up to the homeowner of the tiny homes, as they are built to suite and the tiny homes will not be rentals.

Chairman Konrad closed the Public Hearing at: 6:25 p.m.

C. Action from Public Hearing:

Commission Schram made a motion to recommend the zoning change from C-2 and Agriculture to a PD, Ordinance No. 2020-617. Seconded by Commissioner Bower. Motion passes unanimously. 5-0

7. Staff and/or Commission discussion or request for future agenda items

There were none No action will be taken.

8. Adjourn.

There being no further business, Chairman Konrad adjourned the meeting at 6:30 p.m.

By: Karl Konrad
Karl Konrad, Commission Chairman

Attest: Diane Helms
Diane Helms, City Secretary