

Minutes of Zoning Commission Meeting held November 4, 2021

Zoning Commission meeting with the following present: Commission members Alex Sawicki, Richard Hughes, Kenneth Zamzow, Albert Medina.

Visitors: City Secretary Josie Campa; Fire Marshal Matt Dear; Carlos Rodriguez and John Adame of Pape-Dawson Engineer; Curtis Keller.

Zoning Chairman Alex Sawicki called the meeting to order at 6:30 p.m. and read the notice aloud.

Curtis Keller spoke to the Commission about an variance for lots in Vista Bella to be able to face the 40 ft. ingress and egress easement instead of a public street. He told the commission that he is not a developer and does not have the money to put in a street.

Commission member Richard Hughes asked Mr. Keller if there is room for fire truck to get back to these properties.

Fire Marshal/Fire Chief Matt Dear told the Commission and Mr. Keller that since this easement is more than 150 ft. long, a turn around is required for a fire truck, otherwise they cannot get a fire apparatus in there.

City Secretary Josie Campa told Commission members that there are concerns about future requests from property owners to pave this easement, and that because it is just an easement water meters will have to be located on FM 2790.

Kenneth Zamzow made the motion that the Commission recommend to Council that Mr. Keller be granted this variance. Seconded by Richard Hughes. VOTE: FOR motion: Kenneth Zamzow, Richard Hughes and Albert Medina; AGAINST motion: Alex Sawicki. Motion carried.

Carlos Rodriguez from Pape-Dawson Engineers asked the Commission members for a variance in the lot sizes for Rosewood Estates. He explained that the lots would be at least 6000 sq. ft., but they may not be 120 ft. deep. Mr. Rodriguez said 294 lots of the 548 would require this waiver. After discussion, Kenneth Zamzow made the motion that the Commission recommended to Council that the variance on lot sizes for Rosewood Estates be granted as long as the lots have the 6,000 sq. feet. Seconded by Richard Hughes. Passed unanimously.

Meeting adjourned at 6:53 p.m.