

PLANNING AND ZONING COMMISSION

Minutes of Regular Meeting

May 6, 2024, 5:30 P.M.

PERSONS PRESENT: Board Members: Wyllis Ament, John Clawson, John Westbrook, Teresa Johnson, & Charles Ament.

Staff: City Manager Scott Albert and City Secretary Wendy Cole

Public: David Jones of Freese & Nichols, Inc. (FNI), Leo Corona, Joe Patterson, Shelley Herring, Jack Herring, Gary Chumley, Aaron Smith, Greg Casey, Bob Brown, Diana Barnett, Chance Taylor, Barbara Burrow, Kristi Roberts, and Bryce Barnett

Resigned P & Z Commission, Place 7 as of April 25, 2024 : Bob Brown (sitting in audience)

Chairperson, John Clawson: Called the Workshop to order at 5:41 p.m. on the 6th day of May, 2024.

Discussion regarding Ordinance 2024-02, an Ordinance amending “The City’s Zoning Ordinance by amending Table IV “Uniform Height and Area Regulations” by amending various sections of Section 11 “Zoning District Descriptions” to clarify the applicability of Table IV, and by amending Section 13 “Administration and Enforcement” by adding a new section 13-7 “Conflicts Between Tables and Code Text”.

City Manager Albert provided two charts to the P & Z Commission:

1. The multi colored chart showing the table that staff currently follows regarding area regulations for the City of Gatesville.
2. The chart showing the table with lettering in red depicting the proposed changes.

City Manager Albert introduced David Jones of Freese & Nichols inc. who discussed the proposed amendments to Table IV of Regulations and the three options for consideration that were discussed at the last P & Z Meeting:

Proposed Amendment:

1. Change building area (“Bldg. Area”) requirements for the Residential Single Family, Residential Two-Four Family, and Manufactured Home Districts to a minimum dwelling size of 1,200 square feet, and Agricultural and Suburban Homesites District to a minimum of 1,600 square feet,
 - Correct Language to reflect requirements in line with code, and
 - Clean up formatting.
2. Ensure Table IV is properly referenced and enforceable.
3. Clarify that the text of the ordinance shall govern over the tables.

Options for Consideration:

1. Revise the title “Bldg. Area” to “Buildable Area” and define.
2. Eliminate the “Bldg. Area” column (in the current table) and exclude “Minimum Dwelling Size” (in the proposed table).
3. As presented, with the “Bldg. Area” column (in the current table) changed to “Minimum Dwelling Size” and the minimum structure size as shown.

Lot size/area & minimum size of structure (including area that was under roof) was further discussed and compared with surrounding communities.

Citizens that commented during the workshop:

- Joe Patterson: Agrees that this revision needs to happen as clarity is needed to remove confusion. Thinks dwelling size needs to be discussed as 1200 square foot is too big for Gatesville. Prefers Option 2.
- Bryce Barnett: Stated that he works in residential construction in Temple and that the 3750 Building Area comes from a 7500 square foot lot size which is 50% of the lot size. Suggested implementing this rationale for all the existing smaller lot sizes in town that builders want to build on but are currently unable to do so. Setbacks would of course have to be adhered to. Lot restrictions for new developments could be implemented with different regulations.
- Shelley Herring: Prefers Option 2 and also agrees with Mr. Barnett regarding the already existing lots with a lot of them being 5,000 square feet which is way below the current 8,000 square foot minimum requirement. As a realtor and builder, Ms. Herring said that she has had many people in the Gatesville area asking for small lots and small houses with many of them qualifying for VA and FHA loans. These small lots need to be filled up with nice, small affordable homes. Thinks dwelling size needs to be reviewed as 1200 square foot is too big for Gatesville.
- Jack Herring: Discussed building small houses and thinks it would be a great advantage to the City to allow the small lots to be utilized instead of empty lots sitting there needing to be constantly needing to be cleaned up and maintained. It makes sense to allow small houses to be built into the already existing small lots as it would generate more tax dollars into Gatesville.
- Chance Taylor: Noticed that the minimum size for a 2-4 Family lot area is 6,000 square feet and the majority of the 2-4 residences built in Gatesville have been 2,400 square foot buildings. Thinks the Residential Single family lot size needs to be a lot smaller.
- Leo Corona: As a resident (409 State School Rd) prefers Option 2 for future homesteaders.

Wyllis: Mentioned that ultimately the entire 30- year Zoning Ordinance needs to be re-written and staff could form a committee that would include input from the community, realtors, and builders.

Scott Albert: Stated that staff is currently seeking grant funds to re-write the whole 1995 Zoning Ordinance but this proposed ordinance amendment is currently needed for a temporary solution.

Chairperson Clawson thanked all the people that came to the workshop and spoke to the P & Z Commissioners and mentioned that there are two (2) vacancies on the Commission if anyone would be interested in serving.

John C: Adjourned Workshop at 6:12 p.m.

John C: Called Regular Planning & Zoning Commission Meeting to order at 6:12 p.m.-----

Announcement of Quorum

Hear Visitors/Citizens Forum: John: "At this time, any person with business before the Commission not scheduled on the agenda may speak to the Commission for a maximum of three (3) minutes. No formal action can be taken on these items at this meeting." Visitors present were only concerned with an agenda item.

Discussion and possible action regarding approval of Minutes from the Planning & Zoning Commission Meeting held on April 22, 2024. John W. made a motion to approve, Teresa seconded, all in favor; motion passed.

Discussion and possible recommendation regarding Ordinance No. 2024-02, an Ordinance amending "The City's Zoning Ordinance" by amending Table IV "Uniform Height and Area Regulations": by amending various sections of Section 11 "Zoning District Descriptions" to clarify the applicability of Table IV, and by amending Section 13 "Administration and Enforcement" by adding a new section 13-7 "Conflicts Between Tables and Code Text."

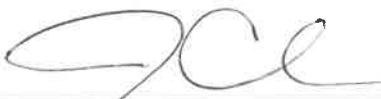
There was a brief discussion regarding the dwelling size of 1200 square foot minimum, possibly too large for houses in Gatesville and that smaller houses is what is more desirable in our community.

Following the discussion Charles made the motion to recommend deletion of the Bldg. Area column on the "Table IV Uniform Height and Area Regulations" table, John W. seconded, all in favor. Motion carried.

Wyllis made the motion to recommend revising the zoning ordinance to ensure Table IV is properly referenced in the Table of Contents and is enforceable, Charles seconded, all in favor. Motion carried.

John W. made the motion to recommend adding Section 13-7 to the City's Zoning Ordinance to clarify that the text of the ordinance shall govern if there is conflict between a table and the text of the ordinance, Teresa seconded, all in favor. Motion carried.

Adjourned meeting at 6:21 p.m. this 6th day of May, 2024.



John Clawson, CHAIRPERSON



Teresa Johnson, VICE CHAIRPERSON