

Minutes: Planning and Zoning Commission Workshop

Date: January 29, 2014

Location: Combine City Hall

Time: 6:30 PM-8:00 PM

Present: Jeff West, Scott Stewart, Tonya Ratcliff, George Herron, Del MacLaren

Absent: -

The Combine Planning and Zoning Commission met to review Ordinance 70A to see if the ordinance needs revisions to bring it in alignment with the current needs of the city, is adequate for future growth and to examine definitions and terminology used in the ordinance. Another objective is to make the ordinance easier to understand and remove redundant wording.

Items discussed during this workshop:

- Opening paragraph – removal of the reference to Board of Adjustments
- Section 2- Changing Mobile Homes to Manufactured Housing
- Adding the State of Texas legal definition of manufactured homes.
- Voted to elect P&Z Commission member, Jeff West, as Vice-Chairman of the Planning and Zoning Commission. A vice chairperson is required in 70A.
- Section 3 (d) – Discussed wording in ordinance that calls for P&Z members to approve plat/site plans required under zoning or sub-divisions ordinances. Currently, P&Z members are not notified when building permits are issued.
- Discussed eliminating current R2 zoning allowing 1200 square ft. living area and 400 feet garage or carport area for a combination of 1600 square feet under roof.
- Discussed keeping R1-A zoning as is, changing R1 zoning requirements to read R2 zoning and eliminating R1 reference. R2 zoning would require 1500 square foot living area and 500 square feet garage / carport for a combined total of 2000 under roof. Removing the R1 reference would be so that there would not be 2 residential zonings containing R1.
- P&Z members questioned if building permits have an expiration date- will follow up.
- Discussed removing the word “districts” from lists of zonings allowed and reference in other areas of the ordinance since there are no true districts in the city. Considered replacing with the word parcel or parcels.
- Discussed Combine Zoning Map- required by law and ordinance to be current and updated on a regular basis. Will bring item before the city council.

Planning and Zoning members agreed to meet again and continue our review of Ordinance 70A . The goal is to provide the city council with an updated ordinance for consideration.

Meeting adjourned at 8:30 PM.

Del Maclaren
Chairperson, Planning and Zoning Commission

