

STATE OF TEXAS *
COUNTY OF HENDERSON *
CITY OF GUN BARREL CITY *

The Gun Barrel City Council and Planning & Zoning Commission met in a joint meeting in City Hall located at 1716 West Main Street, Gun Barrel City, Texas at 7:00 p.m. on Monday, April 2, 2012.

Mayor Pro-tem Webster called the meeting to order at 7:00 p.m. Roll was called. Curtis Webster, Dennis Baade, Melvyn Hayes and Rodney Bevill were present. Mayor Wood and Ronnie Johnson were absent. A quorum was established. Mike Sugrue with SilverLeaf was also present.

Marty Goss called the roll for the Planning and Zoning Commission. James Cavanaugh, John Delay, Ron Donley, Marty Goss, Larry Moon, James Osborne and Joe Rankin were present. A quorum was established.

Rankin moved to approve the minutes of the March 5, 2012 P&Z meeting. Donley seconded. All Commission members voted 'aye.' Motion carried.

Items 3 & 4 were moved to this point on the agenda.

ITEM # 3: Discuss and/or take action to approve an amended final plat for SilverLeaf.

The final plat had shown a part of the 5 acre tract owned by the EDC that had been surveyed as a separate piece of property not purchased by Mr. Sugrue. So, they amended final plat removed that piece. There was no major change inside the property layout. The fire lane had always been shown on the plat. However, the written easement agreement wasn't approved until the Council approved the 380 agreement on March 27, 2012.

P&Z member Moon moved to approve an amended final plat for SilverLeaf. Donley seconded. All Commission members voted 'aye.' Motion carried.

Councilman Baade moved to approve the amended final plat for SilverLeaf. Hayes seconded. All Council members voted 'aye.' Motion carried.

ITEM # 4: Discuss and/or take action to approve a site plan for SilverLeaf.

Mike Howell had two Power Point slides that depicted the site plan in greater detail. He explained where the lift station and dumpster were for the sewer.

Rankin moved to approve the site plan for SilverLeaf. Cavanaugh seconded. All Commission members voted 'aye.' Motion carried.

Baade moved to approve the site plan for SilverLeaf. Bevill seconded. All Council members voted 'aye.' Motion carried.

With the above two items being the only ones that needed action by the Council, they excused

themselves from the meeting. The agenda reverted to Items 1 & 2.

ITEM # 1: Discuss and/or take action to amend Chapter 150, Building Regulations, Section 150.001, Fences, to address visibility and height issues.

The question was asked that if this 45 degree angle was implemented from the corner, how many linear feet was it from Point A to Point B on a normal sized lot. Goss said lots ran anywhere from 50 to 75' wide to 100 to 200' deep depending on the subdivision. How much of the lot would someone not be able to fence? Howell commented that you should be able to fence the whole lot. If you had a privacy fence, you would have to drop it down at the corner to a 4' chain link so you would have 50% visibility from the corner.

Electric fences were discussed. Some use an electric fence to keep their dogs in and other use it around their gardens. Consensus was that the intent was to not use electric fences around the top of the fencing where children could touch it. As long as the fence itself was not electrified, Rankin didn't see a problem.

They were looking at 8' as the maximum height for a privacy fence for a rear yard. A privacy fence on the side yard could drop down to 3' as it approached the front yard. As far as a chain link fence, the maximum could be 4' or 5' because you can see through it. Ornamental type fences could not exceed six feet with at least 50% visibility. Someone suggested 4' for ornamental fences. Mike Howell said that Section 5 in the ordinance was mainly for corner lots with a side street. For example, when a house was built on a corner lot, side fences would be angled at a 45 degree angle from a certain point (say the garage) to the front yard.

Consensus was that privacy fences should be dropped down to 4' along the front yard for visibility and the visibility should be changed from 50% to 90%.

Rankin moved to accept the ordinance as amended and forward it to the Council. Donley seconded. All Commission members voted 'aye.' Motion carried.

ITEM # 2: Discuss and/or take action to amend Chapter 156, Zoning Code, by adding a definition for square footage.

This issue came up a couple of years ago but wasn't changed. In Harbor Point, someone could build a 1300 sq.ft. garage with a 150' room attached to it and as long as there were utilities and a bathroom it would be considered living area. This created a loophole which was hurting the property values of other homes. By adding a definition for square footage, it would clean up the loophole.

However, in addition to the definition, Goss felt the square footage requirements in the various residential zones would need to be lowered. A standard two-car garage is 400 sq.ft. So, for example, in R-4 residential zones, where a two-car garage is required, 400 would need to be deducted from the square footage of 1450 making the square footage requirement of the home 1,050 (under air and heat) and the square footage of the garage 400 (which wouldn't be under air and heat). If a residential zone only required a carport, you would deduct 200 sq.ft. from the required square footage of the principal structure.

In the drafted ordinance, the definition of square footage was written as:

Square Footage. The square footage of a principle structure is that area which is provided with air conditioning and heat. It does not include a basement, garage, carport, patio or atrium. Square footage is generally measured by exterior walls.

Some members thought basement should be eliminated from the definition. Others thought atrium should be eliminated. Maybe it should be more specific than just heat and air; maybe it should say finished out and livable. What was the definition of an atrium? If it was closed in and was climate controlled, it was a livable area. If it was outside and open, it was a patio. Consensus was to take basement out of the definition.

Goss asked if a section needed to be added to address the reduction in the square footage of principle structures in the various residential zones. It could read something to the effect that the square footage for the garage or carport would be subtracted from the minimum square footage of the principle structure. This could be a big change. You might run into some problems in some of the residential zones. Some people would have to be granted variances because the City couldn't make someone's lot unbuildable due to an ordinance change. Maybe it could be as simple as stating: The square footage for R-1, R-2, R-3 and R-4 would be 1450 sq.ft. less required garage space.

Cavanaugh moved that the stated square footage of the principle structures of zones R-1 through R-4 were less the required garage / carport and that the word 'basement' should be removed and the words 'enclosed and finished out' should be added after heat in the definition. Seconded by _____. All Commission members voted 'aye.' Motion carried.

The definition would read somewhat as follows:

Square Footage. The square footage of a principle structure is that area which is provided with air conditioning, heat, enclosed and finished out. It does not include a garage, carport, patio or atrium. In zones R-1 through R-4, the square footage of the required garage or carport would be deducted from the total square footage required for the principle structures.

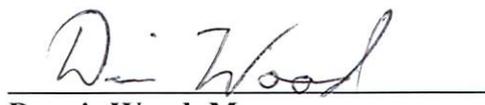
At the next meeting, the Code Department would like to see something done about big rigs parking on the City streets.

The meeting adjourned at 8:00 p.m.

Attest:


Christy Eckerman, City Secretary

Approved:


Dennis Wood, Mayor