

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45

**City of Meadowlakes  
Planning & Zoning Commission  
January 7, 2011**

~ PUBLIC HEARING ~

**I. CALL TO ORDER AND QUORUM DETERMINATION:**

Chairman Carpenter called the meeting to order at 9:30 a.m. declaring that a full quorum was present at the Meadowlakes Municipal Building in Totten Hall, 177 Broadmoor, Meadowlakes, Texas. Members present were: Chairman Tom Carpenter and members John Sopel, Herb Lewis, Gene Gunstenson and Bob Ryan. Also present was City Secretary Linda Wendling.

**II. PUBLIC HEARING:**

**A. Discussion: Review request from M Squared Building Solutions, LLC to amend official zoning description of District NO – Neighborhood Office to include Single or Multi-Family Residential (R-3) as additional uses to the NO – Neighborhood Office zoning district - Carpenter**

Chairman Carpenter introduced this item by providing a summary of the hearing's purpose and origination. The following residents addressed the meeting members and guests:

- Resident & POA President Roy Belcher stated his request that the committee give serious consideration to this rezoning and stated his reasons for recommending the change.
  - Resident James Woods recommended approval of the rezoning request and provided his reasons thereof.
  - Mayor Don Williams stated he would like resolution of the matter and recommends approval while providing his reasons thereof.
- No additional comments were received.

**III. ADJOURNMENT OF PUBLIC HEARING:**

A. Chairman Carpenter adjourned the public hearing at 9:37 a.m.

~ CALLED P&Z MEETING ~

**I. CALL TO ORDER AND QUORUM DETERMINATION:**

Chairman Tom Carpenter called the meeting to order at 9:37 a.m. declaring that a full quorum was still present. Members present were: Chairman Tom Carpenter and members John Sopel, Herb Lewis, Gene Gunstenson and Bob Ryan. Also present was City Secretary Linda Wendling.

**II. CITIZEN COMMENTS:**

A. Upon receiving no comments the P&Z Secretary outlined for the record that Mr. Roy Belcher, Mr. James Woods and Mayor Don Williams all spoke during the public hearing

46 in the affirmative to the request and the only remaining individuals that were signed up to  
47 speak were Mr. Roberto Saenz and Mr. Jim York.  
48 • Resident Roberto Saenz stated that he is okay with everything that has already been said  
49 and he could not add anything to the other resident’s comments.  
50 • Resident Jim York stated he agreed with everything that has been said and posed one  
51 question to the meeting members regarding transportation.  
52

53 **III. NEW BUSINESS:**

54 **A. Action/discussion: Approval of October 29, 2010 meeting minutes - Carpenter**  
55 Point of Order from one Member: New Business Item B was handled before New  
56 Business Item A.

57 **B. Action/discussion/forward action: Request from M Squared Building Solutions,**  
58 **LLC to amend official zoning description of District NO – Neighborhood Office to**  
59 **include Single or Multi-Family Residential (R-3) as additional uses to the NO –**  
60 **Neighborhood Office zoning district and forward action recommendation(s) to**  
61 **council – Carpenter**

62 Chairman Carpenter entertained a motion. Member Lewis made a motion that the  
63 Planning & Zoning Commission recommend to the City Council that they amend the  
64 official zoning description of District NO - Neighborhood Office to include Single or  
65 Multi-Family residential as additional uses to the NO - Neighborhood Office Zoning  
66 District. Member Sopel and Ryan simultaneously seconded the motion. Committee  
67 discussion ensued in relation to a CC&R’s statement. The motion carried by unanimous  
68 vote.

69 **A. Action/discussion: Approval of October 29, 2010 meeting minutes - Carpenter**  
70 Member Lewis made a motion to adopt the minutes as written. Member Gunstenson  
71 seconded the motion. The motion carried by unanimous vote.  
72

73 **VI. ADJOURNMENT:**

74 Chairman Carpenter adjourned the meeting at 9:44 a.m.  
75

76 **Approved:**

77 \_\_\_\_\_ **Date:** \_\_\_\_\_  
78  
79 **Chairman**

80  
81 **Attest:**

82 \_\_\_\_\_ **Date:** \_\_\_\_\_  
83  
84 **P&Z Secretary**