



**AGENDA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**Monday, January 4<sup>th</sup>, 2016 - 5:30 P.M.**  
**City Hall Annex, 115 S.W. 1<sup>st</sup> Street, Mineral Wells, Texas**

**COMMISSION MEMBERS**

Richard Ball		Mike Underwood	
Mark Berry		Heath Farmer	
Gene Ender		Glenn Mitchell	
Marty Logan			

*Note: The order of the meeting is subject to change per the Commission's discretion.*

**CALL TO ORDER**

**PREVIOUS MEETING MINUTES**

Consider approving the minutes of the September 14<sup>th</sup>, 2015 Planning and Zoning Commission meetings.

**ACTIVITY REPORT**

A report outlining the activities of the Inspection/Code Enforcement Department will be given to ensure the Commission members are well informed.

**PUBLIC HEARINGS**

**PUBLIC HEARING ON P & Z CASE 2016-1** Applicant, Marye Brown is requesting a Rezone of Lots 1, 2, 3 and 4 in Block 31 of the College Addition, located at 1015 SW 12<sup>th</sup> Street from Single-family residential 9,000 sf lot (SF-9) to HUD Code manufactured home district (MH).

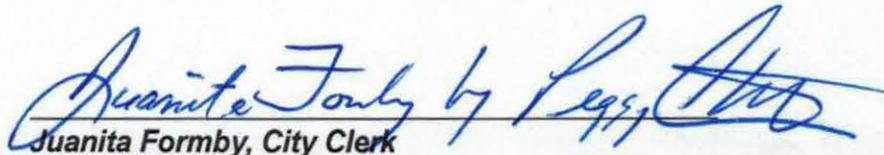
**ADJOURNMENT**

STATE OF TEXAS                    §  
CITY OF MINERAL WELLS       §

I hereby certify that notice of this meeting of the Mineral Wells Planning and Zoning Commission was posted outside City Hall at 2:00 o'clock on this 21st day of December

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 21st day of December

(seal)

  
Juanita Formby, City Clerk



Minutes

**PLANNING AND ZONING COMMISSION MEETING**  
**Monday, September 14, 2015 – 5:30 p.m.**  
**City Hall Annex, 115 S.W. 1<sup>st</sup> Street, Mineral Wells, Texas**

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Note: The order of the meeting is subject to change per the Commission's discretion.

**MEMBERS PRESENT:** Mark Berry, Mike Underwood, Marty Logan, Heath Farmer, Glenn Mitchell

**STAFF MEMBERS PRESENT:** Lance Howerton- City Manager, Robert Turk - Building Official, Heather Stephens – Secretary

**CALL TO ORDER:** The meeting was called to order at 5:30 p.m. by Mark Berry.

Mike Underwood made a MOTION to approve the minutes of the May 4, 2015 Planning and Zoning Commission meeting, SECONDED by Marty Logan. MOTION CARRIED 5 Yea, 0 Nay.

Robert Turk presented a report outlining the activities of the Inspection/Code Enforcement Department for the month of August 2015.

**PUBLIC HEARING**

**PUBLIC HEARING ON P & Z CASE 2015-2** Applicant, Jaime Villegas, is requesting (a) A 16 ft. Variance from the City of Mineral Wells Code of Ordinances, Appendix A Subdivisions, Article V. Subdivision Design Requirements, Section 5.4. Streets., Subsection 1. (p) Residential driveways., in order to expand a driveway and its approach to 40 ft. in width when measured at the property line, at the residence located at 1202 SE 11<sup>th</sup> Ave., being Lots 1, and 2, Block 4, of the Wicklund Addition to the City of Mineral Wells, Palo Pinto County, Texas. (b) An 18 ft. Variance from the City of Mineral Wells Code of Ordinances, Appendix A Subdivisions, Article V. Subdivision Design Requirements, Section 5.4. Streets., Subsection 1. (p) Residential driveways., in order to construct a driveway to within 7 ft. from the point of tangency of the corner radius of an intersection at the residence located at 1202 SE 11<sup>th</sup> Ave., being Lots 1, and 2, Block 4, of the Wicklund Addition to the City of Mineral Wells, Palo Pinto County, Texas.

The public hearing was closed at 5:46 p.m.

Mike Underwood made a MOTION to approve the Variance as requested, Seconded by Heath Farmer. MOTION CARRIED with all in favor. 5 Yeas, 0 nay.

**PUBLIC HEARING ON P & Z CASE 2015-3** Applicants, Eddie and Vicki Blagg, are requesting a 6 ft. Variance from the City of Mineral Wells Code of Ordinances, Appendix A Subdivisions, Article V. Subdivision Design Requirements, Section 5.4. Streets., Subsection 1. (p) Residential driveways., in order to expand a driveway and its approach to 30 ft. in width when measured at the property line, at the residence located at 2305 Springhill Ct., being Lot 6 of the Springhill Addition to the City of Mineral Wells, Palo Pinto County, Texas.

The public hearing was closed at 5:48 p.m.

Glenn Mitchell made a MOTION to approve the Variance as requested, Seconded by Marty Logan. MOTION CARRIED with all in favor. 5 Yeas, 0 nay.

**PUBLIC HEARING ON P & Z CASE 2015-4** Applicant, Nick Khoury, representing Ram Country Properties MW, LLC, is requesting a Final Plat of 2.27 Acres out of Section No. 13, T. & P. RR. Co. Survey, Block "A", E.O.B., Abstract No. 701, Palo Pinto County, Texas, to Lot 1, Block 1, of the Ram Country Addition to the City of Mineral Wells, Palo Pinto County, Texas.

The public hearing was closed at 5:49 p.m.

Mike Underwood made a MOTION to approve the Final Plat as requested, Seconded by Heath Farmer. MOTION CARRIED with all in favor. 5 Yeas, 0 nay.

**ADJOURNMENT:** There was no further business to discuss. Mike Underwood made a MOTION to adjourn, SECONDED by Heath Farmer. MOTION CARRIED 5 Yeas, 0 Nay, at 5:52 p. m.

Minutes approved on: \_\_\_\_\_

\_\_\_\_\_  
Richard Ball, Chairman

\_\_\_\_\_  
Heather Stephens, Secretary

**City of Mineral Wells  
Planning & Zoning Commission Application**

**Type of Request (check one):**

- Rezoning Application     Final Plat  
 Specific Use Permit  
 Site Plan Approval

**OFFICE USE:**

Case No. 2016-  
Fee Pd. \$200.00

NOTE: Please type or print legibly. (See attached page for instructions.)

Property Address: 1015 S.W. 12th St.

Legal Description of Property: Lots 1-4, Block 31,  
College Addition

Area in Acres: .836 (209 x 4)

Present Zoning Classification: SF-9

Proposed Zoning Classification (if applicable): Manufactured Home

Present Use: Condemned House with Empty Field

Proposed Use: 4 Rental/lease Manufactured Homes

Specific Request: Place 2 M.H. on Lots 1+2 ASAP. Once  
Condemned house is demolished, add 2 M.H. on  
Lots 3+4.

Reason for Request: Inherited land from father in 2014. I have  
enjoyed this neighborhood since a child. I would  
like to improve this property and add to the  
community instead of selling.

Name of Applicant: MARIE L. BROWN Phone No.: 972-351-7089

Mailing Address: ~~222~~ P.O. Box 222 City, State, Zip: Graford, TX 76449

Name of Property Owner: MARIE L. BROWN Phone No.: SAME

Mailing Address: SAME (LAWRENCE C. BROWN) City, State, Zip: \_\_\_\_\_

I hereby certify that all information contained herein is true and correct, and that all required submissions (see attached information) have been submitted.

Signature of Applicant Marye L. Brown Date 12/13/15

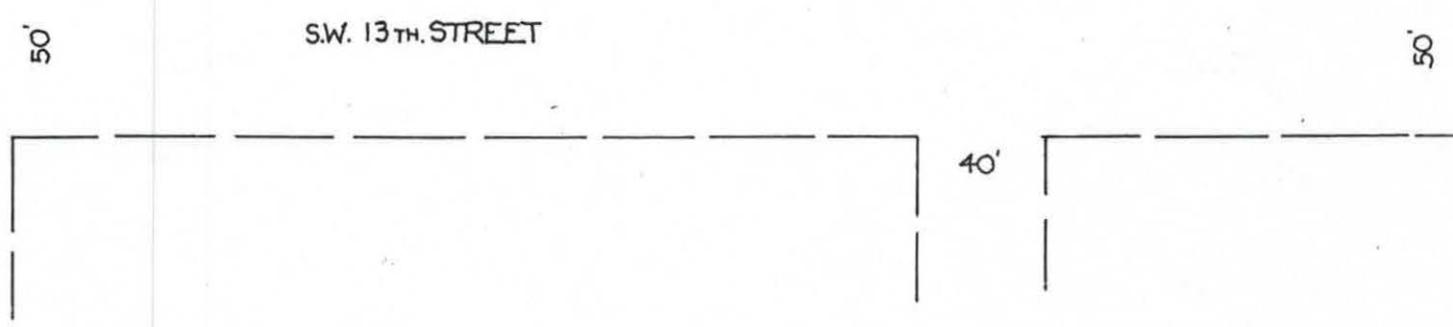
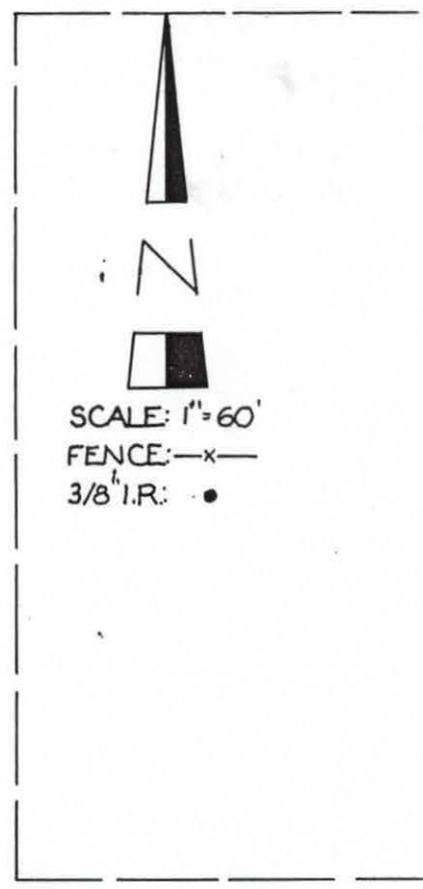
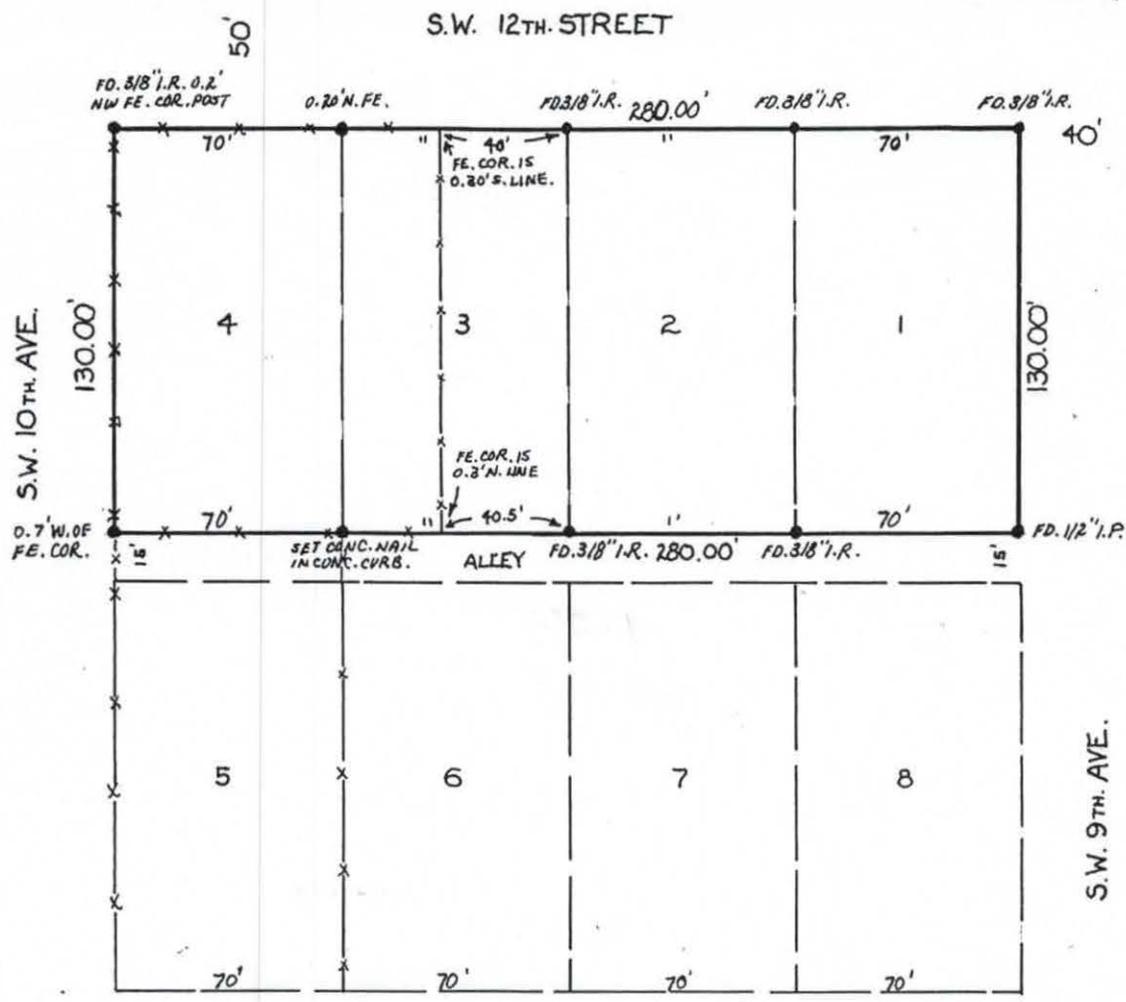
Signature of Property Owner Marye L. Brown Date 12/13/15

**OFFICE USE ONLY:**

This application was  approved  disapproved  
by the City Council on \_\_\_\_\_ (date). Ord. No. \_\_\_\_\_

Director of Planning \_\_\_\_\_

Date \_\_\_\_\_



PLAT OF SURVEY

OF ALL OF LOTS 1,2,3, AND 4, BLOCK 31, COLLEGE ADDITION, (Revised), TO THE CITY OF MINERAL WELLS, PALO PINTO COUNTY, TEXAS. (According to a plat as recorded in Volume 2, Page 96 of the Plat Records of Palo Pinto County, Texas).

CERTIFIED CORRECT AS SURVEYED ON THE GROUND.  
NO ENCROACHMENTS EXCEPT AS SHOWN: NOVEMBER 24, 1986.

*Milton Rucker*

MILTON RUCKER, REGISTERED PUBLIC SURVEYOR NO. 4278.  
RUCKER SURVEYING, 103 S. OAK AVE., MINERAL WELLS, TEXAS 76067.  
817-325-4841.







SW 12 ST

CONDEMNATION PROCEDURE  
BSC CASE 2015-14 (APPROVED)

BOA CASE 2016-1  
LOTS 1, 2, 3 AND 4  
BLOCK 31  
COLLEGE ADDITION

SW 10 AVE

SW 9 AVE

1206

1006

1004

906

1101

1006

1306

1306

R14792

R14793

R14794

R14782

R15682

R14745

R14744

R14743

R14757 R14756

R14747

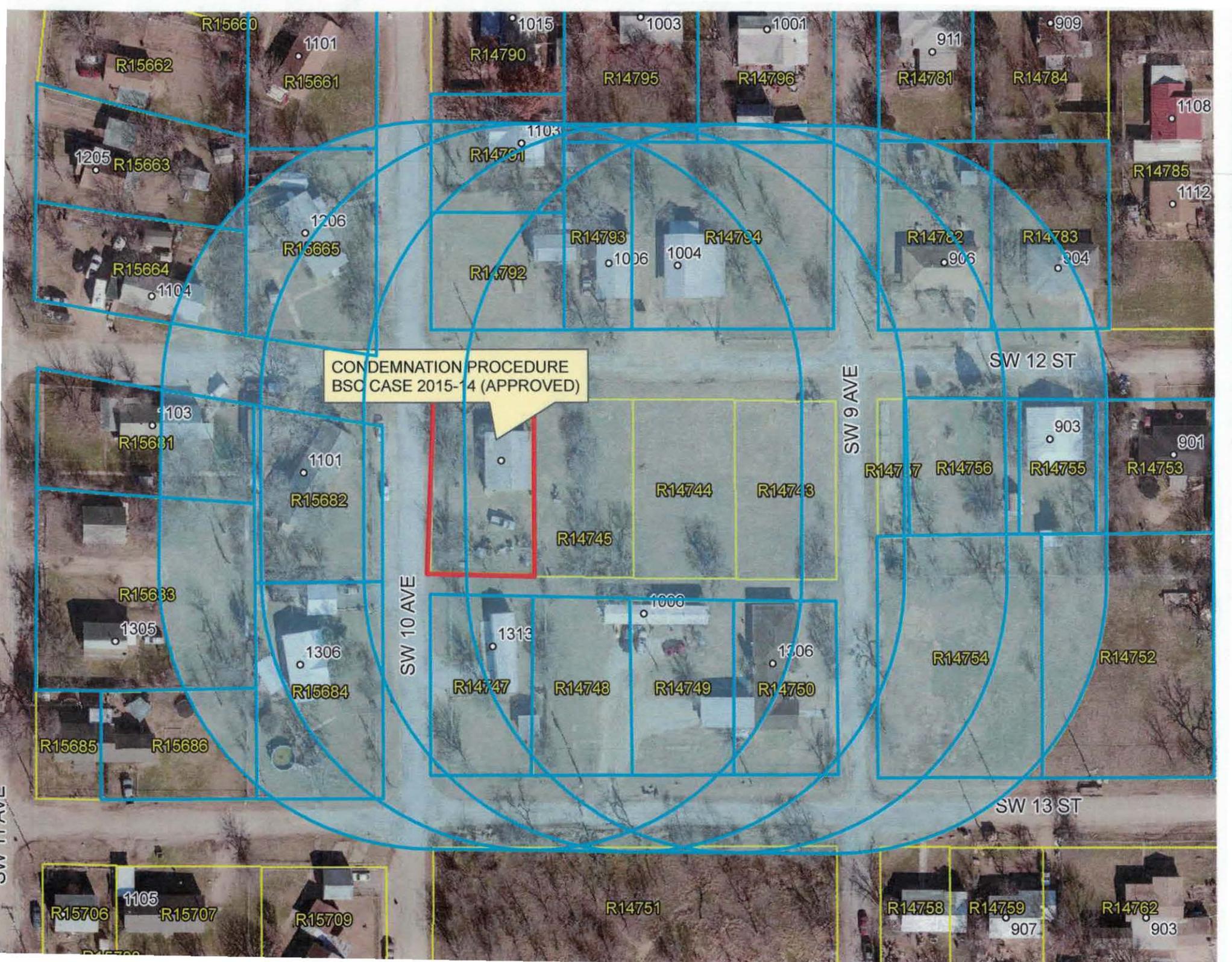
R14748

R14749

R14750

R15684

R14754



CONDEMNATION PROCEDURE  
BSC CASE 2015-14 (APPROVED)

SW 10 AVE

SW 9 AVE

SW 12 ST

SW 13 ST

R15660

1015

1003

1001

911

909

1108

1112

1104

901

903

1000

1313

1306

R15706

1105

R15707

R15709

R14751

R14758

R14759

R14762

907

903

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**MEMORANDUM**

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**DATE:** DECEMBER 22, 2015  
**TO:** PLANNING AND ZONING COMMISSION  
**FROM:** CITY OF MINERAL WELLS PLANNING AND ZONING COMMISSION SECRETARY  
**RE:** RECOMMENDATION 2016-1

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The staff's recommendation regarding:

**PUBLIC HEARING ON P & Z CASE 2016-1** Applicant, Marye Brown is requesting a Rezone of Lots 1, 2, 3 and 4 in Block 31 of the College Addition, located at 1015 SW 12<sup>th</sup> Street from Single-family residential 9,000 sf lot (SF-9) to HUD Code manufactured home district (MH).

**The City of Mineral Wells Inspections Department has no objection to the Rezone as submitted.**