

**City of Meadowlakes
Planning & Zoning Commission
August 3, 2009**

I. CALL TO ORDER AND QUORUM DETERMINATION:

Chairman Joe Summers called the meeting to order at 2:00 p.m. declaring that the required quorum was present at the Meadowlakes Municipal Building in Totten Hall, 177 Broadmoor, Meadowlakes, Texas. Members present were: Chairman Joe Summers, and members Roy Belcher, Alan Huddleston, Jim Rogers, and Doug Faulkner. Also present was City Secretary, Linda Wendling, and P&Z Secretary Jo Jones.

II. APPROVAL OF THE MINUTES:

A. May 18, 2009 – (Attachment A)

Chairman Summers opened the floor for discussion. Member Belcher made a motion to accept the minutes as written. Member Huddleston seconded the motion. The motion carried by unanimous vote.

III. NEW BUSINESS:

A. Action/discussion: Land Use Exception Request, North 143 feet of Lot 1232 & All of lot 1233 - Summers. (Attachment B)

Chairman Summers introduced this item by referring to the land use exception request as provided to the committee, providing general background information to the meeting members and guests. Chairman Summers read into record pertinent portions of Section 153.10 of the Meadowlakes Zoning Code. Chairman Summers opened the floor for discussion. Member Huddleston stated the code identifies what may and may not be permitted and therefore makes a motion that we honor that code. Additional committee discussion continued. Discussion ensued in relation to page 19 of 21 (c) and (d) of Ordinance 2006-18. Audience and committee discussion ensued. Mr. Roberto Saenz introduced the proposed project to the meeting members and guests and answered each question as posed to him. Secretary identified that there was still a pending motion on the floor. Member Huddleston reiterated his motion that we follow the code. Mr. Belcher clarified that honoring the code would thereby cause a denial in this request. Member Huddleston agreed and member Faulkner seconded the motion. The motion carried by a vote of three (3) for the denial of the request and one (1) abstention vote.

Chairman Summers stated his appreciation for the presentation and advised that the next procedure would be to submit same request to council.

V. CHAIRMAN AND COMMISSION ANNOUNCEMENTS:

A. As requested. Chairman Summers stated September would be the next scheduled stated meeting if there are items on the agenda.

VI. ADJOURNMENT:

Chairman Summers adjourned the meeting at 2:58 p.m.

Approved:

/s/ Joe Summers _____ **Date:** 8-3-09
Chairman

Attest:

/s/ Linda A. Wendling (On behalf of Jo Jones) _____ **Date:** 8-3-09
P&Z Secretary