

**SPECIAL CALLED JOINT WORKSHOP
OF THE CITY OF OVERTON, TEXAS
CITY COUNCIL & PLANNING & ZONING COMMISSION
September 9, 2014**

MINUTES OF THE SPECIAL CALLED JOINT WORKSHOP OF THE CITY OF OVERTON, TEXAS CITY COUNCIL & PLANNING & ZONING COMMISSION THAT WAS HELD ON **September 9, 2014** AT 6:30 PM IN THE CITY OF OVERTON COUNCIL CHAMBERS, 1200 S. COMMERCE ST., OVERTON, TEXAS.

PRESENT:

C. R. Evans Jr., Mayor
John Ed Welch, Mayor Pro-Tem
John Posey
Jerry Clark
Philip Cox
Skipper Honeycutt, P & Z Vice Chairman
Karen Casey
Dudley Hickman
Kim Cox
Lawrence Davis

ABSENT:

Robert Raney, P & Z Chairman
Pat Beets

Also in attendance were, Charles Cunningham, City Manager, Rachél Gafford, City Secretary, and Clyde Carter, Police Chief representing staff.

I. CALL TO ORDER - Mayor Evans called the meeting to order at 6:39 P.M.

1. Invocation was dispensed with as done in the City Council Meeting
2. Pledge of Allegiance was dispensed with as done in the City Council Meeting

II. CONSENT AGENDA

Any or all items under Consent Agenda may be removed by the Mayor, any Council Member or the City Manager for discussion.

1. Council to review and make possible corrections to minutes of the Joint City Council and Planning & Zoning Commission Workshop held August 12, 2014.

Mayor Evans stated that the minutes to be approved as listed in the packet were from the August 26th, 2014 meeting; however, the agenda listed the August 12th, 2014 minutes and since proper notice for this item was not given any action could be taken.

III. CITIZEN FORUM

None

IV. OLD BUSINESS (CONSIDER AND/OR ACTION)

1. PRESENT REVISED MEETING SCHEDULE FOR THE CITY COUNCIL AND PLANNING ZONING COMMISSION AS UPDATED SEPTEMBER 9TH, 2014.

City Manager Cunningham presented the revised 2014 meeting calendar to Council and the Planning & Zoning Commission.

No action taken.

2. DISCUSS AND REVIEW REVISIONS TO DRAFT “MANUFACTURED HOME ORDINANCE” (SECTION 5 THROUGH SECTION 11) FOR CONSIDERATION FOR ADOPTION AT A FUTURE MEETING.

City Manager Cunningham recommended that the Committee consider limiting the scope of the Manufactured Home Ordinance to the following Issues:

1. Treatment and regulations of travel trailers that may be used as temporary residences;
2. Currently Existing Manufactured Home Parks;
3. Applications for New Manufactured Home Parks; and
4. Conditions for the grandfathering of existing Manufactured Homes that are outside of Manufactured Home Parks. .

Both the City Attorney and the TML Attorneys advise that the City has very limited capabilities in controlling or putting restrictions on existing Manufactured Homes that have established residency inside the City and ETJ but are outside of Manufactured Home Parks. A review of Sections 8, 17, 18 and 21.03 of the Zoning Ordinance would support this position. For this reason, it was recommended that the Committee review these sections of the Zoning Ordinance to make sure that no conflicts are written into the Mfg. Home Ordinance by treating special use or nonconforming use cases related to Manufactured Homes differently from other structures that are governed by the Zoning Ordinance.

No further action was taken.

3. REVIEW AND DISCUSS PUBLIC INPUT ON DRAFT ZONING ORDINANCE AND SUBDIVISION REGULATIONS WITH EMPHASIS ON :
 - a. SECTION 8 – ZONING FOR MANUFACTURED HOMES
 - b. SECTION 17 - SPECIAL USE PERMITS
 - c. SECTION 18 – NONCONFORMING USE
 - d. SECTION 21.03 – SPECIAL EXCEPTIONS

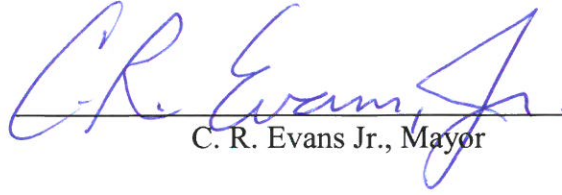
City Manager Cunningham explained that the Zoning Ordinance presented for re-adoption and re-enactment has the above sections which are options for regulating the requests for locating Manufactured Homes outside a Manufactured Home Zoning District. Section 8 and Ordinance No. 31594 will need some revisions (Mobil Home to Manufactured Home) prior to final adoption.

V. ADJOURNMENT

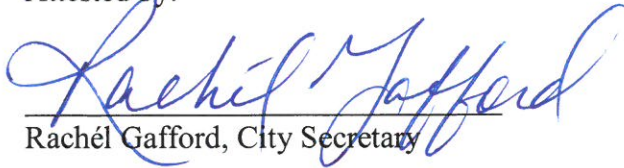
Councilman Cox made a motion to adjourn. Mayor Pro Tem Welch seconded the motion. Motion carried 4-0, Councilman Beets absent.

With no further business, the meeting was adjourned at 7:52 P. M.

Minutes approved and submitted and/or corrected this 7th day of October 2014.


C. R. Evans Jr., Mayor

Attested by:


Rachél Gafford, City Secretary