



**City of Whitehouse**

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# **PLANNING & ZONING PACKET**



## PLANNING AND ZONING COMMISSION MEETING AGENDA

December 21, 2017 – 6:00 p.m.  
Whitehouse City Council Chambers  
311 East Main Street  
Whitehouse, Texas 75791

*Citizens may address the Commission regarding any posted agenda item by filling out a speakers' card prior to the item being called. These presentations shall be limited to three minutes. The Chairperson, at his/her discretion, may reasonably extend the time limit.*

**A. CALL TO ORDER AND ROLL CALL**

**B. PRAYER** –Chairman Briscoe

**C. PLEDGE OF ALLEGIANCE** –Chairman Briscoe

**D. COMMUNITY INTEREST**

*This section of the agenda shall allow any member of the Commission, or the City Manager the opportunity to discuss minor, non-action items such as recognitions, scheduling, and upcoming civic events that are not listed on this agenda and which require no action by the Commission.*

**E. PUBLIC FORUM**

*Citizens have an opportunity to address the Commission, which has no obligation to respond in any manner to comments or questions asked of them by the speaker. Any response by a member of the Commission is limited by Texas Law to a statement of specific factual information, a recitation of existing policy, or a proposal to place the subject on the agenda for a future Commission meeting.*

**F. CONSIDERATION OF MINUTES** –November 21, 2017 meeting

**G. OTHER ACTION ITEMS / PUBLIC HEARING**

1. 211 Pecos Drive, Variance Request – Public Hearing / Approval or Denial
2. Subdivision Guidelines Review and Discussion

**H. ADMINISTRATIVE REPORTS**

1. Receive reports from Staff

**I. ADJOURN**

Posted City Hall Bulletin Board:

Date: 12.18.17

  
Susan Hargis - City Secretary



## PLANNING AND ZONING COMMISSION MEETING AGENDA ADDENDUM

December 21, 2017 – 6:00 p.m.  
Whitehouse City Council Chambers  
311 East Main Street  
Whitehouse, Texas 75791

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### **G. OTHER ACTION ITEMS / PUBLIC HEARING**

3. 301 & 303 W. Main – Consignment Vehicle Lot

Posted City Hall Bulletin Board:

Date: 12.18.17

A handwritten signature in black ink that reads 'Susan Hargis'. The signature is written over a horizontal line.

Susan Hargis - City Secretary

# Minutes



## PLANNING AND ZONING COMMISSION MEETING MINUTES

November 21, 2017 – 6:00 p.m.  
Whitehouse City Council Chambers  
311 East Main Street  
Whitehouse, Texas 75791

*Citizens may address the Commission regarding any posted agenda item by filling out a speakers' card prior to the item being called. These presentations shall be limited to three minutes. The Chairperson, at his/her discretion, may reasonably extend the time limit.*

6:00:05 PM

### **A. CALL TO ORDER AND ROLL CALL**

6:00:20 PM

Present: Johnny Lathrop, Jeremy Black, David Wright and Lisa Gardiner.  
Absent: Zack Briscoe, James A Carter and Daniel Turner.  
A quorum was present.

6:00:29 PM

### **B. PRAYER** –Chairman Briscoe

David Wright gave the invocation.

6:00:42 PM

### **C. PLEDGE OF ALLEGIANCE** –Chairman Briscoe

Jeremy Black led the Pledge of Allegiance.

### **D. COMMUNITY INTEREST**

*This section of the agenda shall allow any member of the Commission, or the City Manager the opportunity to discuss minor, non-action items such as recognitions, scheduling, and upcoming civic events that are not listed on this agenda and which require no action by the Commission.*

6:01:17 PM

Christmas Parade is December 2<sup>nd</sup>.

### **E. PUBLIC FORUM**

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6:02:03 PM

No present to speak.

### **F. CONSIDERATION OF MINUTES** –October 17, 2017 meeting

6:02:18 PM

David Wright made a motion to approve the minutes. Lisa Gardiner seconded the motion.

[6:02:51 PM](#)

Ayes: Johnny Lathrop, Jeremy Black, David Wright and Lisa Gardiner

Noes: None

MOTION PASSED.

**G. OTHER ACTION ITEMS / PUBLIC HEARING**

1. Joint meeting in January with City Council

The joint meeting will be January 11, 2018.

2. Subdivision Guidelines Review and Discussion

[6:05:45 PM](#) Tabled until next meeting.

3. Zoning and Future Land Use Review and Discussion

[6:05:51 PM](#) Ms. Hargis explained the proposed annexation that is being considered by City Council and invited the Commissioners to the Council meetings to hear what citizens are saying about the proposal.

The possibility of changing Light Industrial – Business Park (LI-BP) zoning to require that self-storage units obtain a Special Use Permit (SUP) was proposed.

It is time to begin thinking about updating the comprehensive plan; to plan the City for the future. Commissioners would like to hear comments and guidance from Aaron Smith, City Manager.

**H. ADMINISTRATIVE REPORTS**

1. Receive reports from Staff

**I. ADJOURN**

David Wright made a motion to adjourn. Jeremy Black seconded the motion.

[6:28:25 PM](#)

Ayes: Johnny Lathrop, Jeremy Black, David Wright and Lisa Gardiner

Noes: None

MOTION PASSED.

Meeting adjourned.

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Johnny Lathrop, Vice-Chair

ATTEST:

Susan Hargis, City Secretary

G.



1.

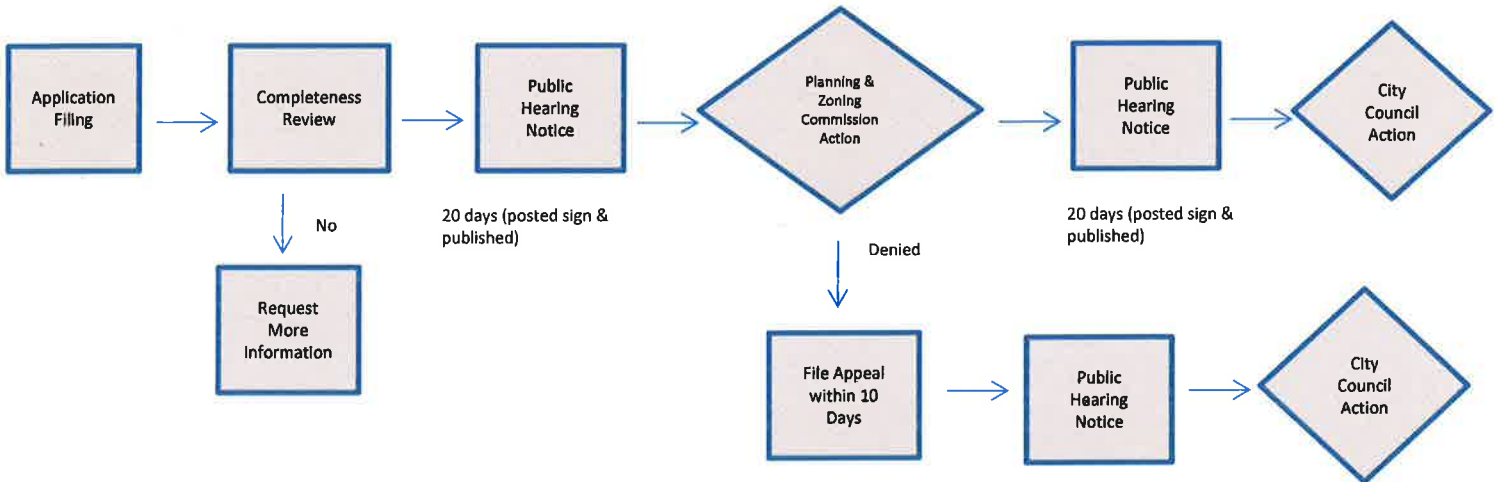


City of Whitehouse  
P. O. Box 776  
Whitehouse, TX 75791  
(903) 839-4914  
(903) 839-4915 fax

## VARIANCE APPLICATION

### PROCESS

- A. All requests must be filed at City Hall located at 101 A Bascom Road, Whitehouse, TX. A **complete** application and a **complete** set of related documents must be received before the process will begin.
- B. Please have a representative present at all meetings. The applicant has the duty to produce evidence before the Planning and Zoning Commission and City Council to justify the requested variance.



### APPLICATION

#### A. Property Information:

- Address of Subject Property (required): 211 Pecos Dr Whitehouse, TX 75791
- Lot(s), Block(s) and Subdivision Name (required): Lot# 14 Block #1 Shahan Ranch 1
- Zoning of Subject Property: Residential
- Subject Property Current Use: Residential
- Subject Property Proposed Use: Placement of a TR-700 Tuff Shed
- Current Use of Adjacent Properties:
 

North: <u>Resident</u>	East: <u>Resident</u>
South: <u>Resident</u>	West: <u>Open</u>

**B. Variance Requested (explain in full)**

We wish to install a storage shed in our back yard. The planned unit is a 12'wide X 10' deep TR-700 Tuff Shed, picture attached, roof-Brownwood, base-Almond Brittle, trim-Delicate White, door-Almond Brittle. There will be 1-sliding window (2x2) as well as 1-turbine and treated flooring, size to be 12' X 10'. If the variance is granted the shed will be placed in the south east corner of our back yard. Where we plan on locating the shed is over a large drain. The supports will have 6 to 8 inch opening in the support base so as to allow any water to run to the drain and out. I have discussed this one of the builders representatives and have been assured this will not impede the flow nor be a problem.

The Shed can not be located per the the Whitehouse City code which calls for the location to be 5' from any property line, because the overall lot is too small for that location in the yard, it would be in the middle of the patio deck.

**C. Statement Regarding Restrictive Covenants/Deed Restrictions:**

I have searched all applicable records and, to the best of my knowledge and belief, there are no restrictive covenants that apply to the property as described herein which would be in conflict with this variance request.

☒ None

☐ Copy Attached

**APPLICANT(S) & PROPERTY OWNER(S) INFORMATION**

**Applicant(s):** This will be the City's official contact. If the applicant(s) is not the property owner(s) a notarized letter from the owner(s) designating the authorized agent below to act on the owner(s) behalf must be submitted with this application.

**Property Owner(s):** If different than the applicant, please complete

Applicant(s) Name: Donald & Joyce Bammes

Mailing Address: 211 Pecos Dr Whithouse, TX 75791

Phone: 720-284-9758 Fax: \_\_\_\_\_

Email address: donbammes@comcast.net

Property Owners(s) Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email address: \_\_\_\_\_

#### SUPPORT INFORMATION FOR VARIANCE REQUEST

1. What is the specific hardship involved?

Following the code would eliminate most of our back yard.

2. Was the hardship created beyond the control of the Owner(s) (or previous Owner(s)) or is it peculiar to this particular property? Please explain:

Yes The lot is not big enough to accomodate the 5' rule

3. Does this property differ from other property in the same zone and vicinity as to size, shape, topography etc. of surrounding properties? Please explain:

No

4. Can reasonable use be made of this property without the variance? Please explain:

If we have to yes. Our house was advertised as a house with a two car garage. In the past purchasing a home with a two car garage allows us some extra storage space. Our garage in not a two car garage, it may be a car and a half. At this time we are having to pay a \$100.00 per month to accomodate the materials that will go in the storage shed.

5. Does existing zoning deprive this property of privileges currently being enjoyed by your neighbors? Please explain:

No

6. Will the variance impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets or increase the likelihood of damage by fire? Please explain:

No, it will be in our backyard and out of sight of those using Pecos Dr. I have surveyed the home owners around our house to see if there would be any objections, everyone I spoke with said it wouldn't bother them or in their opinion lessen the look of the immediate area.

7. Will the Variance impair the health, safety, comfort, morals or general welfare of the inhabitants of the City of Whitehouse? Please explain?

No

8. Will granting of a Variance be in contrary to the plan of development for the general area? Please explain:

I don't beleive so.

#### SITE PLAN/VARIANCE ILLUSTRATION (Example Only)

Provide a site plan, drawn to scale of the requested variance. Indicate existing improvements, structures, parking lots, drive ways, etc. and the location of the proposed structure requiring the variance. Of primary concern are the minimum setback requirements (front, rear & side(s)) and/or maximum height limitation that the variance is requested. For variance requests involving signs (location, size, height, number, etc.), submit a scaled rendering of the proposed sign and a site plan indicating the proposed location

**CERTIFICATION**

I/We hereby certify that, to the best of my/our knowledge and belief, all information supplies with this application is true and complete, and that I am:

- ☒ the Property Owner(s) of Record for the subject property described herein
- ☐ the Authorized Agent of the Property Owner(s) of Record for the subject property described (notarized letter of authorization attached)



Signature

11-7-2017

Date

DONALD R. BAMMES

Printed Name and Title

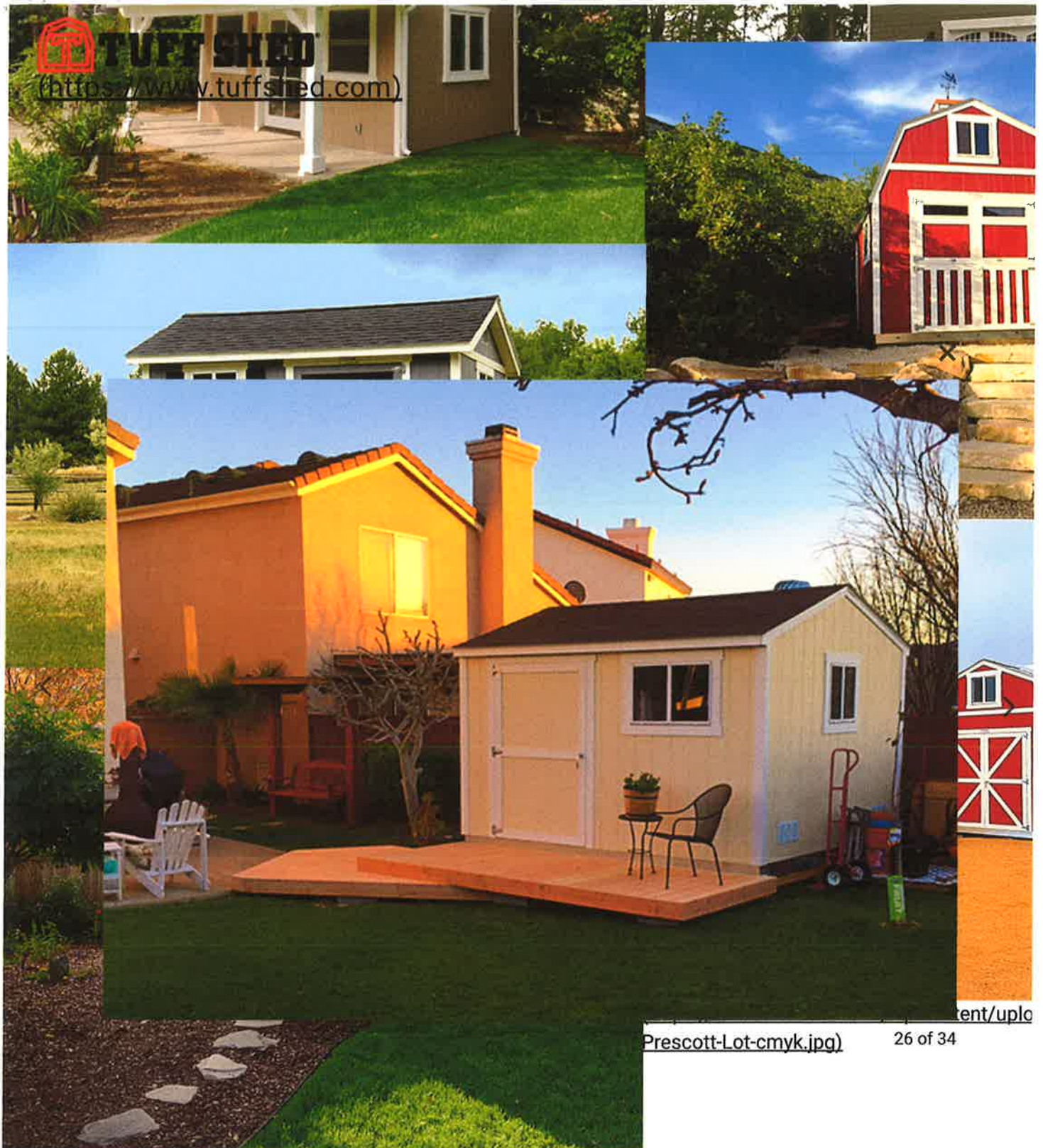


Joyce A. Bammes

**OFFICE USE ONLY**

Application Received: \_\_\_\_\_



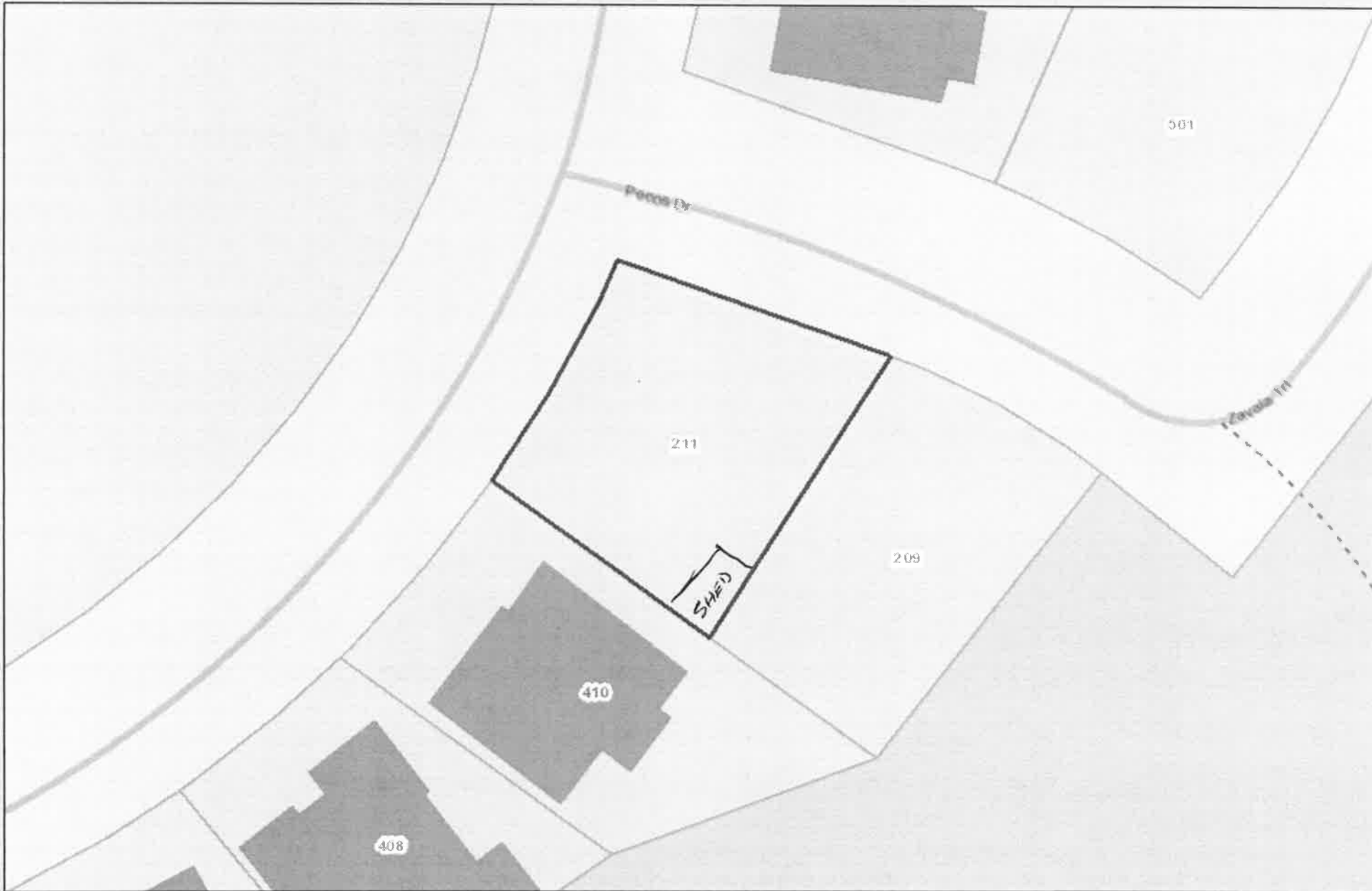


Prescott-Lot-cmyk.jpg)

26 of 34

ent/uplo





November 1, 2017

## ArcGIS Web Map

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

<http://www.smithcountymapsite.org>

- AddressPoints
- Additional Accounts
- Tax Parcels

0 0.005 0.01 0.02 Miles



**0.167 ACRES**

**BEING ALL OF**

**LOT 14, BLOCK 1**

**SHAHAN RANCH, UNIT 1**

**CABINET E, SLIDE 57-B**

**SMITH COUNTY, TEXAS**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	380.03'	77.14'	77.01'	N 28°13'31" E	11°37'48"

Note: Bearings are based on the south line of Lot 14, Block 1 of Shahan Ranch, Unit 1 recorded in Cabinet E, Slide 57-B of the Plat Records of Smith County, Texas.

