

Zoning Commission Public Hearing and meeting held on June 7, 2021, at 6:00 pm, City of Cleveland, Council Chambers, 907 E Houston, Cleveland TX 77327 with Board Vice Chair Mike Penry presiding.

Board: Brent McWaters, Mike Penry, Eisha Jones

Employees: Lindsay Carr, Angela Smith

Attendees: Carolyn McWaters, Delores Terry and David Olson

Meeting opened at 6:00 pm with Board Vice Chair Penry establishing a quorum. Brent McWaters gave the invocation, and all stated the pledges for Texas and US flags.

Open Public Hearing

1. Public hearing on an application for specific use permit from South Cleveland Water to build a Water Plant to expand the service capacity of the CCN 12566 at the following location:

1. 6 acres to be surveyed out of 000209 C Harper Survey, Part of Tract 199 573, Acres 16.5

Public hearing opened at 6:02 pm. No comments during public hearing.

2. Public hearing on potential amendment to the City's comprehensive plan and approving modified setbacks for non-conforming lots

Bryan Gotling spoke on building in Glen Park developing properties. He will have 50 foot lots about 80 of them and needs variances. Suarez Construction Group – 50x50 lots with 5-foot side easements are needed.

3. Close Public Hearing

Public hearing closed at 6:07 pm.

Action or Consideration by the Board

4) Consideration and possible action to issue a final report and recommendation to City Council on an application for specific use permit for the above listed parcel for South Cleveland Water to build a Water Plant to expand the service capacity of the CCN 12566. [SEP]

Numerous people spoke about their concerns with this proposed location due to drainage issues, speeding, flooding.

Cookie with South Cleveland Water spoke that they have not done any studies yet on the property or drainage issues. This land is currently annexed by the city but they have not done any engineering studies yet and if it does flood this bad, they may not put the well there.

Purpose of the hearing is to also add sections to the ordinance such as screening, privacy barriers under additional conditions.

Additional discussions occurred flooding and water well depth.

Boardmember McWaters made a motion to recommend the ordinance with zero net fill and flood mitigation, noise screen and visual screen sections added with a second by Boardmember Jones. All members present voted "AYE". Motion carried.

5) Consideration and possible action to issue a final report and recommendation to City Council for an ordinance amending the City's comprehensive plan and approving modified setbacks for non-conforming lots. [SEP]

Recognize non-conforming lots smaller than 75 feet, with 7 foot easement in back if utility easement and five foot side setback.

Boardmember Penry made a motion to approve ordinance as presented with a second by Boardmember McWaters. All members present voted "AYE". Motion carried.

6) Establish a date for upcoming Zoning Commission Public Hearing Meeting. [SEP]

July 20th – 6:00 pm is the next scheduled meeting.

7) Adjourn [SEP]

Boardmember McWaters made a motion to adjourn the meeting with a second by Boardmember Jones. All members voted "AYE" and meeting adjourned by 7:01 pm.

PASSED AND APPROVED ON 26TH OF OCTOBER 2021


BOARD VICE CHAIR

ATTEST:


CITY SECRETARY ANGELA SMITH