

CITY OF COMANCHE

NOTICE OF PUBLIC MEETING
CITY OF COMANCHE PLANNING & ZONING COMMISSION
&
BOARD OF ADJUSTMENTS AND APPEALS

12:00 Noon - Monday, November 1, 2021

Meeting Location: Comanche City Hall, 101 E Grand, Comanche 76442

AGENDA

- A. Call to Order.**
- B. Roll Call to Establish a Quorum.**
- C. Prayer.**
- D. Pledge of Allegiance.**
- F. Public Hearing:**
 - 1. Special Exemption/Waiver (609 & 611 E. Duncan Ave.): Public Hearing scheduled to discuss Special Exception/Waiver requesting placement of a modular home on property currently zoned R1-Single Family District. Feedback reflects one (1) yes vote, and one (1) letter abstaining vote.
 - 2. Special Exemption/Waiver (204 W US Highway 377): Public Hearing scheduled to discuss Special Exception Waiver requesting placement and operation of a food trailer on property currently zoned R1-Single Family District. Feedback reflects one (1) yes vote.
 - 3. Special Exemption/Waiver (106 Bunker Hill): Public Hearing scheduled to discuss Special Exception/Waiver requesting approval for the construction of a carport within 25 feet of the property line facing a roadway to allow for conversion of a garage into living space. Feedback reflects five (5) yes votes.
 - 4. Zoning Change (Property ID #9480 Industrial Blvd.): Public Hearing schedule to discuss rezoning of two (2) lots located in a R2-Multi Family Residence District. Feedback reflects two (2) yes votes.
- G. Old Business:**
 - 5. Special Use Variance & Building Permit #452 (709 E. Central Ave.): Discussion and possible action to accept, or reject building permit #452 and the request to construct a 45-foot-high commercial sign (Bill Board) on property located at 709 e. Central Avenue.

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6. Special Exemption/Waiver (211 W. Summit): Discussion and possible action regarding request to 'Grandfather' allowance for parking within 25 feet of roadway. Review with City Attorney supports provision for 'Grandfather' allowance based on history of property usage and description of current planned usage.

H. New Business:

7. Special Exemption Waiver (609 & 611 E. Duncan Ave.): Discussion and possible action regarding request to place modular home on property located at 609 & 611 E. Duncan Avenue.
8. Special Exemption/Waiver (204 W. US Highway 377): Discussion and possible action regarding request to placement and operation of a food trailer on the property currently zoned R1-Single Family District.
9. Special Exemption/Waiver (106 Bunker Hill): Discussion and possible action requesting approval for the construction of a carport within the front 25 feet of the property line facing a roadway to allow for conversion of a garage into living space.
10. Zoning Change Request (Property ID #9480 Industrial Blvd.): Discussion and possible action requesting rezoning of two (2) lots located in a R2-Multi Family Residence District.
11. Building Permit #469 (1213 E Central): Discussion and possible action to accept, or reject building permit submitted by Chicken Express to modify their building including upgrading lighting to LED, Replace AC Units, Upgrading insulation, Remodel exterior of store.
12. Amendment to Ordinance #3-2007 Zoning Regulation: Discussion and possible action regarding proposed Zoning Regulation Amendment specific to the allowance of requesting Special Exemption for Multi Family dwelling under C2 Zoning Districts and Single Family detached dwelling under C1 & C2 Zoning Districts. Appendix items #1 and #2 provided as supporting documents for discussion review.
13. Amendment to Ordinance #11A-2021 Zoning Regulation: Discussion and possible action regarding proposed Zoning Regulation Amendment specific to Article II, Section 3 regarding fences, hedges, or walls. Appendix item #3 and supporting examples of photos provided for discussion review.

- I. Minutes: Receive and consider Minutes of the October 4th, 2021 Board Meeting.

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J. Reports and Announcements.

K. Adjournment.

CERTIFICATION

I, Jim Winkelmann, do hereby certify that the above agenda was posted to the front window of Comanche City Hall at 5:00 p.m. on this 29th day of October 2021.


Jim Winkelmann, City Secretary