



CITY OF BRADY
PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA
TUESDAY, APRIL 9TH, 2024, AT 5:30 P.M.

NOTICE is hereby given of a Special Meeting of the Planning and Zoning Commission of the City of Brady, McCulloch County, State of Texas at 5:30 p.m. on Tuesday, April 9th, 2024, at the City of Brady Municipal Court Building located at 207 South Elm Street, Brady, Texas for the purpose of considering the following items. The Planning and Zoning Commission reserves the right to meet in closed session on any of the items listed below should the need arise and if applicable, pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

Chairperson
Lauri Smith

Ronnie Aston
Vice Chairperson

Amy Greer
Commission Member

Connie Easterwood
Commission Member

Tom Flanigan
Commission Member

Lisa Selensky
Commission Member

Tony Groves
Commission Member

James Griffin
Alternate Member

Silvia Diaz
Secretary

1. CALL TO ORDER, ROLL CALL & CERTIFICATION OF A QUORUM

2. APPROVAL OF THE MINUTES – 02/13/2024

3. ITEMS FOR DISCUSSION AND CONSIDERATION

- A. A public hearing to receive comments from the public regarding request for a zoning change from Single-Family Residential District to Manufactured Home District, for Dodge Heights Subdivision, the purpose of this change is to allow for the accommodation of new mobile/manufactured homes, while still permitting the designated use of single-family dwelling detached homes (located on the northwest side of the Brady Lake).
1. **Discussion, consideration, and possible recommendation to City Council on a request for a zoning change from Single-Family Residential District to Manufactured Home District for the Dodge Heights Subdivision (located on the northside of the Brady Lake).**
- B. Discussion on a proposal to amend Sections 28.2, 32, and 36 of Zoning Ordinance 933 to allow Short-term Rentals (STR) in the City of Brady.
- C. Discussion regarding creating manufactured home overlay with certain restrictions for future development.

4. STAFF REPORTS

5. ANNOUNCEMENTS

6. ADJOURNMENT

I certify that this is a true and correct copy of the Planning and Zoning Commission Meeting Agenda and that this notice as posted on the designated bulletin board at Brady City Hall, 201 E. Main St., Brady, Texas 76825; a place convenient and readily accessible to the public at all times, and said notice was posted on Tuesday, April 2, 2024, by 5:00 p.m. and will remain posted continuously for 72 hours prior to the scheduled meeting pursuant to Chapter 551 of the Texas Government Code.



Silvia Diaz, Secretary

In compliance with the American with disabilities Act, the City of Brady will provide for reasonable accommodations for persons attending public meetings at City Facilities. Requests for accommodation or interpretive services must be received at least 48 hours prior to the meeting. Please contact the City Secretary at 325-597-2152 or citysec@bradytx.us.

Attendance by Other Elected or Appointed Officials: It is anticipated that members of other governmental bodies, and/or city boards, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the body, board, commission and/or committee. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a possible meeting of the other body, board, commission and/or committee, whose members may be in attendance, if such numbers constitute a quorum. The members of the boards, commissions and/or committees may be permitted to participate in discussion on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless item and action is specifically provided for on an agenda for that body, board, commission or committee subject to the Texas Open Meetings Act.

STATE OF TEXAS

COUNTY OF MCCULLOCH

CITY OF BRADY

The Planning and Zoning Commission held a meeting on Tuesday, February 13, 2024, at 5:30 P.M. at the Brady Municipal Court located at 207 South Elm Street, Brady, Texas. Planning and Zoning Members present were Lauri Smith, Amy Greer, Lisa Selensky, and James Griffin. Staff members present were Connie Echols, and Silvia Diaz. City attorney, Sharon Hicks, joined the meeting virtually. Others present for the public hearing were proponent Jeff and Lori Ann Padilla, and Ken and Gail Keen.

CALL TO ORDER, ROLL CALL, AND CERTIFICATION OF A QUORUM

The meeting was called to order at 5:31 p. m., Silvia Diaz called roll and a quorum was certified with 4 members present.

APPROVAL OF MINUTES – 10/10/2023

Amy Greer made a motion to approve the minutes of the previous meeting. Lisa Selensky second the motion. All members voted “aye” and none “no”. Vote 4-0. Motion carried.

PUBLIC HEARING AND ITEMS FOR DISCUSSION AND CONSIDERATION

A public hearing to receive comments from the public on a request for a zoning change from Single-Family Residential District to Multi-Family Residential District, for property located at 805 Crothers Street, in the Crothers Subdivision, Block 57, and Lot W/1.

The public hearing opened at 5:31 p.m.

The attorney spoke with the proponent, Jeff, and Lori Ann Padilla by phone in a private conversation. After the phone call, the attorney advised the commissioners to table the agenda until further notice.

The commissioners agreed to table the agenda and before closing the public hearing, Lauri asked the public guests who did attend if they were in favor of or against the request for the zoning change. Ken and Gail Keen expressed their concern about if any possible changes to the value of their home if the request was granted. No changes to the value of property.

Lauri was directed by the city attorney to advise Ken and Gail Keen to provide their contact information for an invitation to the next meeting on this agenda.

No further comments from the public for or against the request.

The public hearing closed at 5:37 p.m.

Discussion, consideration, and possible recommendation to City Council on a request for a zoning change from Single-Family Residential District to Multi-Family Residential District, for the purpose to rent three-family dwellings, for property located at 805 Crothers Street, as requested by Jeff Padilla.

The city attorney requested to abstain from discussion until further notice.

Discussion on a proposal to amend Sections 28.2, 32, and 36 of the Zoning Ordinance 93.3 to allow Short-term Rentals (STR) in the City of Brady.

Lauri suggested that the meeting be tabled for another time, due to one of the members being in conflict of interest and therefore not meeting quorum. Discussion to amend Sections 28.2, 32, and 36, of the Zoning Ordinance 93.3 for the Short-term Rentals (STR) in the City of Brady was tabled.

Amy Greer motioned to table the meeting. James Griffin second the motion. All members voted “aye” and none “no”. Vote 4-0. Motion carried.

ADJOURNMENT

There being no further discussion, the meeting was adjourned at 5:40 P.M.

Lauri Smith
Chairperson

Silvia Diaz
Secretary