

MINUTES
CITY OF LIVE OAK
JOINT WORKSHOP OF THE
PLANNING & ZONING COMMISSION AND BOARD OF ADJUSTMENT
8001 SHIN OAK DRIVE, LIVE OAK, TEXAS
HELD ON THURSDAY, SEPTEMBER 22, 2011

1. CALL TO ORDER

Chairman Hardwick called the workshop to order on September 22, 2011, at 6:00 p.m.

2. INVOCATION/PLEDGE OF ALLEGIANCE

A moment of silence was observed and the Pledge was recited.

3. ROLL CALL

PLANNING & ZONING COMMISSION

Chairman William "Bill" Willis
Vice Chairman Harvey Johnson
Commissioner Michael Glynn
Commissioner Rebecca Hovermale
Alt. Commissioner Frank "John" Glowacz
Alt. Commissioner Rebecca Kochan
Alt. Commissioner Delbert Berryman
Alt. Commissioner William "Bill" Umphlett

BOARD OF ADJUSTMENT MEMBERS

Chairman Keith Hardwick
Vice Chairman Al Hernandez
Member Margaret Zucco
Member Brenda Jackson
Member John Talbot

BOA Members Absent

Member David Elmer
Member James Jackson

4. WORKSHOP

A. Presentation of Zoning Fundamentals and Parliamentary Procedures – Charlie E. Zech Denton, Navarro, Rocha & Bernal P.C.

Mr. Zech presented both the Planning and Zoning Commissioners and the Board of Adjustment Members with a power point presentation which included the following topics:

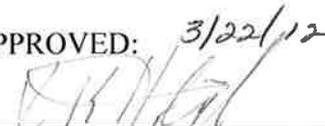
- Functions of each the Planning and Zoning Commission vs. Board of Adjustment
- Terms and removal of members
- Appeal process to the BOA
- Common Variances request and hardships – Setback, Height and Density Variances
- Authorized Special Exceptions
- Case history on difficult Zoning cases in the higher court system
- Practical Tips for Avoiding Unsuccessful Litigation

- Comprehensive Plan and its impact
- Zoning Pitfalls – Exclusionary Zoning and Constitutional Issues
- Regulation of Certain Uses, ie., Religious institutions, manufactured homes, Sexually Oriented Businesses, Alcohol sales, Group homes, Federal Fair Housing Act, Pawn Shops, Cell towers and Amateur Radio Antennas
- Specific Use Permits (SUP)
- Planned Developments and the Typical Requirements for Planned Development
- Authorized Planned Development Uses
- Plat & Subdivision Authority
- Approval Procedure for Plats

Mr. Zech closed the presentation by offering a Q&A.

5. ADJOURNMENT

Motion to adjourn made by Alt. Commissioner Kochan; seconded by Commissioner Glynn.
The meeting was adjourned at 6:55 p.m.

APPROVED: 3/22/12


CHAIRMAN KEITH HARDWICK

ATTEST:



DONNA LOWDER, ADMIN. ASSISTANT