

NOTICE OF MEETING
SELMA PLANNING & ZONING COMMISSION
MONDAY, APRIL 24, 2017

The Selma Planning & Zoning Commission will convene on Monday, April 24, 2017, at 6:30 P.M. in the Selma City Hall, 9375 Corporate Drive, Selma, Texas. The Order of Business will be:

Call to Order
Roll Call

Citizens to be heard. This time is provided for citizens to address the Commission on issues and concerns. No action can or will be taken on issues raised during this portion of the meeting. Please limit your remarks to a period not to exceed three minutes. We ask that you approach the microphone in front of the Commission and state your name and address for the record.

1. Discussion/Possible Action on the Minutes of the March 27, 2017, meeting of the Planning & Zoning Commission.
2. Public Hearing/Discussion/Possible Action on an application for variances to the Zoning Ordinance applicable to a proposed residential development on 21.031 acres of land out of the Vicente Michelli Survey Number 114, Abstract Number 462, City Block 5019, in the City of Selma, Texas, and being the remainder of an 81.18-acre tract of land as described in Volume 12469, Page 2266, of the Official Public Records of Bexar County, Texas. The property is located on the northeast side of Retama Parkway, approximately 1,250 feet northeast from Lookout Road, Selma, Texas.

The variances requested are:

1. Section 82-223(1)(a) & (b) of the Selma Code of Ordinances stipulate minimum lot area requirements of 5,600 square feet and 6,000 square feet for interior and corner lots, respectively. The applicant requests that minimum lot areas be reduced to 5,400 square feet and 5,800 square feet for interior and corner lots, respectively;
2. Section 82-223(2)(a) & (b) stipulate that the minimum lot frontage on a public street for internal and corner lots be 70 feet. The applicant requests a variance that would allow (1) 45-foot lot width for internal lots, (2) 50-foot lot width for corner lots, and (3) 45-foot lot width, measured at the front set-back line, in cul-de-sac lots;
3. Section 82-223(4, 5, & 6(a) & (b)) stipulate (1) front setbacks of 25 feet, (2) rear setback of 20% of the total lot depth, (3) side setbacks for internal lots of the lesser of 10% of the overall lot width or 7.5 feet, and (4) side setbacks for corner lots of 15 feet. The applicant requests a variance to allow for minimum (1) front setbacks of 20 feet, (2) rear setbacks of the lesser of 20% of the total lot depth or 20 feet, (3) side setbacks for internal lots of 5 feet, and (4) side setbacks for corner lots of 10 feet (on the side yard common to the public street).

4. Section 82-223(6)(c) stipulates that “The ordinary projections of roof overhangs, including eaves, cornices, gutters and downspouts, may project beyond a required setback line a distance of up to 36 inches. At no time, however, may such a projection extend to within five feet of any lot line.” The applicant requests a variance that would allow roof overhangs to extend to within thirty inches of any lot line.
5. Section 82-223(10) stipulates that “Any ground floor exterior wall visible from a street or thoroughfare, public park, or school yard, or siding on another residential lot, shall consist of 75 percent masonry construction. Exterior walls facing a rear lot line are excluded from this requirement.” The applicant requests a variance that the 75% masonry requirement be limited to front facing facades only, and would exclude all other exterior walls.
3. Public Hearing/Discussion/Possible Action on an application for a Specific Use Permit applicable to the property situated in Guadalupe County, Texas, and Comal County, Texas, described as Tract No. 2 in the warranty deed recorded in Volume 2021, Page 374, Official Public Records of Guadalupe County, Texas, and described as Tract No. 3 in the warranty deed recorded as Document #200406022665, Official Public Records of Comal County, Texas. The property is located on the southeast side of Lookout Road, approximately 700 feet northeast of Evans Road, Selma, Texas. The specific use which the permit would allow is a brush, mulch, and compost processing and storage facility.

Public Meetings are accessible to persons with disabilities. To arrange for accommodation, please call (210) 651-6661 at least 48 hours prior to the meeting.

This Notice of Meeting was posted for public viewing on the bulletin board outside City Hall on Friday, April 21, 2017, at 4:00 P.M.

Johnny Casias, City Administrator