

**MINUTES – REGULAR SESSION**  
**TOM BEAN PLANNING AND ZONING BOARD**  
**201 S Britton**  
**Tom Bean, Texas 75489**  
**<http://www.tombean.net>**

**Thursday July 11, 2019 – 6:00 p.m.**

**On Thursday, July 11, 2019 at 6:00 p.m. the Tom Bean Planning and Zoning Board met in a Regular Session in the Council Chambers.**

**1. CALL TO ORDER** – Call to order by Secretary at 6:00 p.m.

**2. ROLL CALL**

Patti Hanni, Secretary  
Roberta Wiggs

Lonnie Jones  
Carolyn Becker

Guests: Cathy Pugh Advisor  
Chris Noah, Randy Hardwick, Chuck Hardwick, with Lopez  
Addition

**3. NEW BUSINESS**

**3.1** Consider and Act upon approving the Minutes from June 20, 2019 meeting

**Motion:** Upon motion by Wiggs and seconded by Jones, the board voted Four (4) for and Zero (0) opposed to approve minutes from the June 20, 2019 Meeting. Motion passed.

**3.2** Consider, Discuss and Act upon the Request for a zoning change for 518/520 Hwy 11 from C2 to TF.

**Motion:** Upon motion by Jones and seconded by Becker, the board voted Four (4) for and Zero (0) opposed to approve the Zoning change for 518/520 Hwy 11 from C2 to TF. Motion passed.

**3.3** Consider, Discuss and Act upon Replat request from Randy Hardwick for properties located in the Lopez Addition, Lots 2,3,4; GCAD PIDs 224633, 224634, 224635 from 3 lots to 5 lots.

**Discuss:** Discussion on this Replat Request for Lopez Addition and consideration of the letter from Hayter Engineering, no action was taken. Referring this Replat Request with the recommendations in the letter from Hayter Engineering to

the Tom Bean City Council for approval.

**Motion:** Upon motion by Jones and seconded by Wiggs, the board voted Four (4) for and Zero (0) opposed to refer this Replat Request for Lopez Addition with the recommendations of Hayter Engineering to Tom Bean City Council. Motion passed.

- 3.4 Consider and Act upon changes if any to the Appendix District Regulations for TF, MF, C1 and C2 zoning districts in comparison to other City Zoning Districts.

**Motion:** Upon motion by Wiggs and seconded by Becker, the board voted Four (4) for and Zero (0) opposed to approve Tom Bean Appendix District Regulations for TF, MF, C1 and C2 as is with with no change. Motion passed

#### 4. ADJOURN

**Motion:** Upon motion by Becker and seconded by Wiggs, the board voted Four (4) for and Zero (0) opposed to adjourn the regular session of the Tom Bean Planning and Zoning Board at 7:33 p.m. Motion passed.

APPROVED: \_\_\_\_\_

Richard Tworek, Chair

DATE: Aug 1, 2019

ATTEST: \_\_\_\_\_

Patti Hanni, Secretary