

**PLANNING & ZONING COMMISSION
REGULAR SESSION
APRIL 7, 2008**

The Planning and Zoning Commission met in Special Session, Monday, April 7, 2008, 5:00 p.m., Cuero City Council Chambers, 201 E Main, Cuero, Texas.

PRESENT: Chairman Bill Blackwell, Secretary Pat Hedgcoxe, Members Pat Barlow, Billy Nami, Margie Bell, Red Miller Administrative Secretary Janice Allen and Building Inspector Perry Morris.

ABSENT: Lawrence Anzaldua and City Secretary Lisa Moravitz

Chairman Bill Blackwell called the meeting to order.

PUBLIC HEARING.

AMENDMENTS TO THE ZONING MAP.

RICHARD REEDY, 107 E. MORGAN, LOT SEVEN (7), BLOCK TEN (10), MORGANTOWN ADDITION, REQUEST SAID PROPERTY BE ZONED FROM RESIDENTIAL TO COMMERCIAL.

NEW BUSINESS.

AMENDMENTS TO THE ZONING MAP.

RICHARD REEDY, 107 E. MORGAN, LOT SEVEN (7), BLOCK TEN (10), MORGANTOWN ADDITION, REQUEST SAID PROPERTY BE ZONED FROM RESIDENTIAL TO COMMERCIAL.

UPON MOTION OF NAMI, SECONDED BY HEDGCOXE TO RECOMMEND TO THE CITY COUNCIL TO AMEND THE ZONING MAP BLOCK TEN (10), MORGANTOWN ADDITION, FROM RESIDENTIAL TO COMMERCIAL. AYES: 6 NAYES: 0 MOTION CARRIED.

CONSIDER AND ACT ON RECOMMENDATION TO THE CUERO CITY COUNCIL REGARDING NON-CONFORMING SECTION 158.022 (B) (1).

CONFORMANCE. THE LAWFUL USE OF A BUILDING OR LAND EXISTING AT THE DATE OF ENACTMENT OF THIS CHAPTER, ALTHOUGH SUCH DOES NOT CONFORM TO THE PROVISIONS HEREOF, MAY BE CONTINUED, BUT IF NONCONFORMING USE IS DISCONTINUED FOR A PERIOD OF SIX CONSECUTIVE CALENDAR MONTHS, NOT INCLUDING DISCONTINUANCE OF USE DUE TO LITIGATION, IT SHALL NOT THEREAFTER BE RESUMED AND ANY FUTURE USE OF SUCH BUILDING OR LAND SHALL BE IN CONFORMITY WITH THE PROVISION HEREOF. THE USE OF LAND, IF CHANGED FROM A NONCONFORMING USE, SHALL BE IN CONFORMITY WITH THE PROVISIONS HEREOF.

UPON MOTION OF HEDGCOXE, SECONDED BY BELL TO TABLE THIS ITEM. AYES: 6 NAYES: 0 MOTION CARRIED.

In addition, the board has requested to be included during the annexation process. This item was not on the agenda, but Chairman Blackwell requested this be noted in the minutes.

With no further business, the meeting was adjourned.

Bill Blackwell, Chairman

ATTEST:

Pat Hedgcoxe, Secretary