

PLANNING & ZONING COMMISSION

Monday, April 7, 2015

White Oak City Hall

MINUTES

6:00 p.m.

MEMBERS PRESENT : Pete Sacciocio, David Puckett, Mike Spencer, Joe Stephens,  
Chris Siegley

MEMBERS ABSENT : Kenny Corbell, Don Anderson

STAFF & GUESTS : Charlie Smith, Sherry Roberts, Billy Morgan, Ron Boyett

**CALL TO ORDER**

City Coordinator Charlie Smith called the meeting to order at 6:03 p.m.

**CONSIDER AND/OR APPROVE** Commission Chairperson and Vice-Chairperson.

The untimely passing of Cloys Tolbert required the selection of a new chairperson. The by-laws call for a vice-chairperson; however, no one has occupied this officer position for a number of years.

Board member Spencer made the motion to nominate Pete Sacciocio as Board Chairperson and David Puckett as Vice-Chairperson because of their tenure on the Board, seconded by Board member Stephens. Carried unanimously.

**OPEN PUBLIC HEARING** to receive comments from the public regarding the Application for a Specific Use Provision (SUP) from Ron Boyett to build an accessory building, more commonly known as a "mother-in-law quarters", on Lot 3, Section 4, of the W. H. Castleberry Survey on Sanders Street, White Oak, TX.

Chairperson Sacciocio opened the public hearing at 6:05 p.m. and asked if the applicant, Ron Boyett would like to speak.

**CLOSE PUBLIC HEARING.**

Chairperson Sacciocio closed the public hearing at 6:08 p.m.

**PRESENTATION/DISCUSSION** from Ron Boyett to build an accessory building, more commonly known as a "mother-in-law quarters", on Lot 3, Section 4, of the W. H. Castleberry Survey on Sanders Street, White Oak, TX.

Ron Boyett informed the Board that he is planning to build a new home on Sanders Street and would like permission to build an accessory building, aka a "mother-in-law house" for his mom. The accessory building will sit behind his home.

**CONSIDER AND/OR APPROVE** Specific Use Provision (SUP) for Ron Boyett to build an accessory building, more commonly known as a "mother-in-law quarters", on Lot 3, Section 4, of the W. H. Castleberry Survey on Sanders Street, White Oak, TX.

City Coordinator Smith informed the Board that he received three citizen responses; two was for the SUP and one was neutral.

Chairperson Sacciocio questioned if both homes will share one water meter. Building inspector stated it was allowed; however, these two homes will not share water meters and they will have separate addresses.

Motion to approve made by Vice-Chairperson Puckett, seconded by Board member Spencer. Carried unanimously.

**REVIEW OF SITE PLAN** from 5757 Endeavors, LLC. on West Highway 80 regarding the construction of duplex townhomes.

City Coordinator Smith informed the Board that the applicant was not in attendance. The Board of Adjustments previously approved his variance request for a one-car garage versus a two-car garage as the zoning ordinance dictates.

Board member Spencer informed the Board that he is adamantly opposed to multi-family in White Oak; however, it does not mean he is against this specific request because there are appropriate places for multi-family units. He opined the only people who benefit from multi-family units are landlords. Studies show that multi-family units increase the transient population and does not help in city stabilization. There are expense increases on the school and city both. This specific request is located in an industrial-zoned district. He expressed his dislike of the gateway to our community is that of rental property. He explained the only reason he does not oppose this request is because there are other duplexes next to the property; however, in the future when the oil patch slows down, our community will be redeveloped and it will be *how* we redevelop that will determine what makes our school and our community unique, or will we just duplicate other mistakes other communities make and moving in multi-family units is a detriment to every community. The increase of revenue from multi-family units does not offset the increase of costs to the school district and city services.

Chairperson Sacciocio informed the Board of a previous attempt to receive a specific use permit to build two duplexes near this property, but was refused; therefore, he built two homes. Building Inspector Billy Morgan commented how at that time, there was a different city administration with a different point of view. Chairperson Sacciocio spoke briefly about the city's master plan and how he too, would not agree to the placement of these duplexes if the others were not already there.

**CONSIDER AND/OR APPROVE** site plan from 5757 Endeavors, LLC. on West Highway 80 regarding the construction of duplex townhomes.

Motion to approve made by Board member Spencer, seconded by Board member Stephens. Carried 4-0-1 with Vice-Chairperson Puckett abstaining.

**CONSIDER AND/OR APPROVE** minutes from the September 8, 2014 Planning & Zoning Commission meeting.

Motion to approve made by Board member Spencer, seconded by Vice-Chairperson Puckett. Carried unanimously.

**CONSIDER AND/OR SET** a date and time for next meeting.

It was a consensus that future meetings will be on Thursdays at 5:30 p.m.

## **ADJOURNMENT**

Motion to adjourn at 6:48 p.m. made by Board member Siegley, seconded by Board member Stephens. Carried unanimously.



*Pete Saccio*

Pete Saccio  
Chairperson

ATTEST:

*Sherry Roberts*

Sherry Roberts, TRMC  
City Secretary