

WHITE OAK PLANNING & ZONING COMMISSION
MEETING MINUTES
January 31, 2023

MEMBERS PRESENT: David Puckett, Jeff Lofits, Jo Swanson, Sean Spencer, Travis Koonce

MEMBERS ABSENT: Robin Hood

STAFF PRESENT: Kyle Kutch, Jimmy Purcell, Kristine Toon, Randy Dodson, Terry Roach

GUESTS PRESENT: Brett McKinney, Stephanie McKinney, Adam Thompson

1. CALL TO ORDER – 5:00 p.m.

2. CONSIDERATION of minutes – November 15, 2022

Sean Spencer moved to approve, seconded by Travis Koonce. Carried 5-0

3. CITIZENS COMMENTS (Any citizen wishing to address the Board on an agenda item may do so during the citizen comment section of the meeting, or when the item is being considered by the Board.)

- Adam Thompson is concerned about the Ordinance that requires new construction of a house to be a minimum of 1,800 sq ft and a two car garage. With the prices of materials, it would make a house of that size about \$350,000. That in turn would hurt any first-time home buyers.
- Stephanie & Brett McKinney were also at the meeting to voice their concerns about the Ordinance of new housing constructions. They feel that we are pricing people out of being able to purchase a home in the City of White Oak. They also believe it isn't up to the city to decide how large or small a house should be built.
- Sean Spencer asked Adam Thompson what he thought a fair square footage should be, he also reiterated that the Cities around our area do not require such a high square footage. If he had to pick, he said 1,000 sq ft.
- David Puckett said that it their insight would be taken into consideration when P&Z discussed the Ordinance changes (#5) on the agenda.

4. CONSIDERATION of a request from Randy Dodson for a Special Use Provision (SUP) to build a carport, to be located at AB 38 W H Castleberry SUR TR 21 SEC 6, White Oak Tx more commonly known as 104 S. Whatley, White Oak Tx.

- Randy Dodson stated that he would like to put a carport up in front of his shop. This way he could be able to keep his boat and camper under it.
- Jimmy Purcell said that the Ordinance read that a carport could not be over 24 foot in length and Mr. Dodson was wanting to put up one that was 30x30.
- Questions were asked from the commission about what the carport would look like, and what material it would be made of. Jo Swanson wanted to know if you could put up a carport next to an existing carport.
- Mr. Dodson asked what could be done so the carport could be put up.
- Mr. Dodson was told that he would need to add sometime of pavement under the carport as well as the approach to the carport, it would need to be 24 ft and not over. He would need to go to Board of Adjustments to discuss the number of structures on his property.

David Puckett took it to the board for a vote. It was unanimous “no” 5-0

5. DISCUSSION/APPROVE regarding Ordinance changes.

- Manufactured/Mobile Homes - right now the Ordinance says the home would need to be a minimum of 800 sq ft as well as HUD approved. The board would like to keep this Ordinance the way it is stated currently.
- Carports – The board would like wording in the Ordinance to say that they carport will need to match the exterior of the house. They also want it to be a permanent structure.
- Square footage of new construction homes – right now the Ordinance states that all new home construction needs to be a minimum of 1,800 sq ft. The board would like to keep this Ordinance that way it is stated currently.

Sean Spencer moved to approve, seconded by Sean Spencer. Carried 5-0

6. DISCUSSION regarding 43 Acre project.

- This project is still on hold.

7. CITY COORDINATOR COMMENTS

Jimmy Purcell has talked with the attorney about representing the city in regards to water and the city of Longview. He will present the engagement letter to the council for approval.

7. ADJOURNMENT

Jo Swanson moved to adjourn at 6:32 p.m., seconded by Sean Spencer. Adjourned by consensus.



David Puckett, Chairman

Attest:



Kristine Toon, City Secretary