



CITY OF SUNRISE BEACH VILLAGE

124 Sunrise Drive
Sunrise Beach Village, Texas 78643-9283

Telephone (325) 388-6438
Fax (325) 388-6973
Website: <http://cityofsunrisebeach.org>
Cindy Daly, Chairman Planning & Zoning Commission
E-mail: srbv@cityofsunrisebeach.org

Tommy Martin, Mayor
Cindy Daly, Chairman Zoning Board
Board Members & Alternates:
Jamie Bishop Emerson, Max Melcher,
WilliReinders, Ernestine Jordan,
Elva Smith & Jim Miiller

The Annual Meeting and Public Hearing of the Planning & Zoning Commission was held on Tuesday, October 18, 2016 at 1:30 PM in the Civic Center, 124 Sunrise Drive, Sunrise Beach Village, Texas.

MINUTES:

1. **Call to order and establishment of a quorum.** The Chairman called the meeting to order at 1:30 PM. The following quorum of Board Members were present: Cindy Daly, Jamie Bishop Emerson, Max Melcher, Ernestine Jordan, and Jim Miiller. Mayor Tommy Martin, Councilmember Dan Gower and Building Inspector, Danyelle Morgan were present along with 14 citizens,

2. **Consideration and possible action on a request regarding Unit 2A, Lot 119 and Island Lot 119A current physical address of 121 Thunderbird Lane, to be divided into four (4) lots each containing over 0.5 of an acre including a proposed driveway for access to all lots instead of a street with a cul de sac. The request is made by property owners Daniel and Audrey Lunecki.**

Property owner Daniel Lunecki and Cody Cuplin from Cuplin and Associates presented the case for a proposed driveway instead of a street with a cul de sac to access 4 proposed subdivided lots. Discussion ensued with questions and clarifications of their plan asked by Board members and citizens. The major concern seemed to be safety, i.e., the inability to have a turn around for fire or other emergency vehicles and the precedence this would set for future city development. Suggestions were made by citizens that a wider drive or street with a turn around area would be better. Citizens were concerned, that as a private drive, it would be hard to control some of the ideas discussed about easements and set backs next to the driveway. Mr.Cuplin said they could write those into the deed restrictions or show them on the platted lots, but agreed as a private drive, the City would not have the authority to enforce them.

A motion was made by Max Melcher to recommend the proposal as presented to the Council. It was not seconded. A motion was made to **not** recommend the proposal to the Council by Jim Miiller and seconded by Ernestine Jordan. Mr. Cuplin then came forward with an alternate proposal that he said he worked up that day with a turn around with a diameter of 60 feet, but it was not what was presented to the Board for consideration. The motion was already made and seconded so a vote was called. Four of the members voted to **not** recommend the proposed driveway to the Council with one member opposed. A letter will be sent to the Council advising them of our decision to not recommend the proposed driveway as it was presented to us.

3. **Citizen Input. Citizen recommendations and suggestions will be heard pertaining to Ordinance 315 and will be addressed in the future by the Planning and Zoning Commission.**

No citizens wished to address the issues in Ordinance 315. Barbara Baruch asked that the Board put a review of the City's Comprehensive Plan on our agenda and that we seek active citizen participation in updating the Plan. She was advised that it will be on the Agenda for future review and we will seek participation from citizens.

4. The meeting was adjourned at 2:30 PM.

Respectfully submitted,

Cindy Daly, P & Z Chairperson