



**CITY OF LOG CABIN
MINUTES FOR ZONING & BUILDING STANDARDS COMMISSION MEETING
August 13, 2018**

NOTICE TO THE PUBLIC:

Notice is hereby given that a meeting of the Zoning & Building Standards Commission was held on Monday, August 13, 2018 at 3:00 pm. The meeting was held at Log Cabin City Hall, 14387 Alamo Rd, Log Cabin, TX.

The items to be discussed or considered upon are as follows:

- I. Invocation – Judy Bearden
- II. Roll Call – Attendees: Larry Nolan, Judy Bearden, Donna Edwards, Lee Figueriedo, and Albert Cheek. Absentees: Robert Vaughn. Guest: Kelly Akin-Litter Abatement Officer.
- III. Approve minutes from June 18, 2018 meeting – Lee Figueriedo made a motion to approve the minutes. Judy Bearden seconded. Motion carried.

- IV. Consider and take appropriate action regarding a request for approval of a building permit to be issued to Darell and Trixie Gunstanson for a home improvement renovation at their residence located at 14155 Geronimo Trail, Lots 393-394, Log Cabin, Texas. Commission members reviewed site plans. Judy Bearden inquired as to the square footage and exterior material to be used. Mr. Gunstanson advised dwelling would be 1690 sq. ft. and exterior to be composed of T1-11. Lee Figueriedo inquired about the current travel trailer in the existing space. Mr. Gunstanson advised the commission the travel trailer would be removed and the foundation, if found to be in good condition, would be added onto; or extracted if the condition of the frame was found to be poor. Mr. Gustanson advised the committee the dwelling would consist of two bedrooms, one and one-half bathrooms and the structure would be built on pier and beam. Larry Nolan inquired about the electrical and plumbing installation. Mr. Gunstanson advised he would be assisted by a licensed electrician and a plumber throughout the process. Judy Bearden asked Kelly Akin if she would be doing the inspections throughout. Akin advised she was unable to oversee construction inspections, but would complete the final Certificate of Occupancy inspection required. Gunstanson added their homeowner's insurance may require said inspection. Akin advised that, if approved, communication with homeowner throughout each phase of the building process would be required. Lee Figueriedo calculated the square footage of the addition to be 1344 sq. ft. It was noted by the Gunstanson's that the existing porch was taken into consideration when calculating in the total square footage. Larry Nolan and Judy Bearden calculated the permitting fees based on the total square footage of 1344 sq. ft. which would total \$395.00. Judy Bearden made a motion to approve the building permit. Donna Edwards seconded. Motion carried.

- V. Discussion and recommendation regarding a request to amend Ordinance 31-I, Swimming pool permit fee. Akin proposed lowering the permitting fee for above ground pools from fifty dollars twenty dollars. Judy Bearden made a motion to lower the fee to twenty dollars and to include

wording, clarifying the definition of above ground and inground swimming pools and adding inground pools to the Project Valuation fee schedule. Lee Figueriedo seconded. Motion carried.

VI. Discussion and recommendation regarding a request to amend Ordinance 31-I, Certificates of Occupancy; to create and include a Rental Certificate of Occupancy (RCO) program. Akin presented a program to the Commission that would require a Certificate of Occupancy inspection for rental properties each time there is a change in occupancy; and cited several cities who had already adopted the program. Judy Bearden moved to table the item for further study. Donna Edwards seconded. Motion carried.

VII. Discuss-Ordinance 31-I, other revisions for consideration. Discussion regarding rezoning, primarily Section 3 and 'grandfathering'. Clarification that no more travel trailers are to be brought in. Clarification for mobile homes': on lot with existing mobile home-property is grandfathered. A mobile home may be replaced provided it is ten (10) years or newer.

VIII. Code Compliance Department updates; update on condemned properties. Kelly Akin updated committee regarding properties removed from condemned list; mobile homes at 5286 Sam Bass, Lot 1304 and 5214 Tom Hickman, Lot 1211 were removed and lots abated. Recommendation to condemn mobile home at 14102 & 14110 Austin, lots 722-723 and travel trailer at 14077 Quannah Parker, lot 595. Judy Bearden made a motion to present both structures to Council for condemnation. Donna Edwards seconded. Motion carried.

VIII. Adjourn – Judy Bearden made a motion to adjourn at 4:26 pm. Donna Edwards seconded. Motion carried.

Attest:

 #468
Kelly Akin, Litter Abatement Officer

The City Council for the City of Log Cabin reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.086 (Economic Development).