



Giddings Planning and Zoning Commission Board Members

Chairman Gina Reat  
Vice Chairman Julie Lucas

Tony Raiford  
Kevin Schkade  
Wayne Bennett

**Giddings Planning and Zoning Commission- Regular Meeting Minutes**

Wednesday, October 9, 2024 at 6:00 p.m.

**1. Call to Order**

The Meeting was called to order by Chairperson Gina Reat at 6:00 p.m. with the following present:

Members Present: Julie Lucas, Kevin Schkade, Gina Reat, Tony Raiford, Kenneth Campbell.

City Staff Present: Code Compliance Official Eric Cupit and City Secretary Andrea Ray.

**2. Approval of minutes from Planning and Zoning Commission meeting held on Monday, May 20, 2024.**

A motion was made by P&Z Board Member Kevin Schkade and seconded by P&Z Board Member Julie Lucas to approve the minutes from the meeting held on Monday, May 24, 2024

The motion carried by the following vote:

Ayes: P&Z Board Members Reat, Lucas, Schkade, Raiford, Campbell

Nays: None

**3. PUBLIC HEARING:** The City of Giddings Planning and Zoning Commission will hold a Public Hearing regarding an application filed by Chad Kovar, for a Conditional Use Permit to locate a new manufactured home for a residential homestead located at 597 E. Boundary Street in Giddings.

Code Compliance Official Eric Cupit presented this agenda item to the Planning and Zoning Commission. An application has been filed by Chad Kovar, for a Conditional Use Permit to locate a new manufactured home for a residential homestead located at 597 E. Boundary Street in Giddings. In the Planning and Zoning packet there is one letter of opposing placement of the new manufactured home. Another letter of opposing was recalled by the citizen.

Chad Kovar presented pictures of the city area and there were already manufactured home in the neighbor. Chad stated the new manufactured home would be placed on the family-owned property where his mother has a manufactured home and the property is well kept. Chad presented pictures of new manufactured homes in which he is in the processing of purchasing to be place on the property if approved.

**OPENED PUBLIC HEARING AT 6:10 P.M.**

**NO ONE PRESENT TO SPEAK AT THE PUBLIC HEARING**

**CLOSED PUBLIC HEARING AT 6:12 P.M.**

**4. Discuss and take possible action regarding the application, filed by the property owner, Chad Kovar for a conditional use permit in accordance with Section 14.02.054 of the City of Giddings Code of Ordinances, for the purpose of allowing a new manufactured home on the property located at 597 E. Boundary St., Giddings, Texas.**



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A motion was made by Kevin Schkade and seconded by Kenneth Campbel to recommend approval to the City Council regarding the application, filed by the property owner, Chad Kovar for a conditional use permit in accordance with Section 14.02.054 of the City of Giddings Code of Ordinances, for the purpose of allowing a new manufactured home on the property located at 597 E. Boundary St. Giddings, Texas.

The motion carried by the following vote:

Ayes: P&Z Board Members Reat, Lucas, Schkade, Raiford, Campbell

Nays: None

Code Enforcement Eric Cupit will present to Giddings City Council Regular meeting on Monday, October 28, 2024 the Planning and Zoning recommendation to approve the application, filed by the property owner, Chad Kovar for a conditional use permit in accordance with Section 14.02.054 of the City of Giddings Code of Ordinances, for the purpose of allowing a new manufactured home on the property located at 597 E. Boundary St. Giddings, Texas.

5. **PUBLIC HEARING:** The City of Giddings Planning and Zoning Commission will hold a Public Hearing regarding the following zoning change application filed by Brenden Mersiovsky, requesting that Block 160, lots 1-10 located on N Titus St. and N Waco St to be rezoned from Residential (R-1) to GC/R-3 General Commercial /Multi-Family.

Code Compliance Official Eric Cupit presented this agenda item to the Planning and Zoning Commission. Eric stated a zoning change application filed by the Brenden Mersiovsky, requesting that Block 160, lots 1-10 located on N Titus St. and N Waco St to be rezoned from Residential (R-1) to GC/R-3 General Commercial /Multi-Family. In the Planning and Zoning packet there are two letters of opposing zoning changes on the above property stated.

Brenden Mersiovsky was not present at the Planning and Zoning Commission to speak on his behalf.

**OPENED PUBLIC HEARING AT 6:26 P.M.**

At this time concerned citizens have signed to speak at the public hearing.

1. Dian Mack spoke on the increase of traffic, children crossing the streets and playing in the area. Water drainage on the street of N. Waco will need to be improved, there is problem with this in the neighborhood right now.
2. Daisy McDowell spoke on the increasing of taxes in the area and the concern of traffic going in and out of the property.
3. Mary & Jesus Yanez both spoke on the quiet setting the neighborhood has now. With this zoning change and if the buildings were put up, this will affect the wildlife in the area. The increase on traffic in the area as well.



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CLOSED PUBLIC HEARING AT 6:44 P.M.

- 6. Discuss and take possible action regarding, the following zoning change application filed by the Brenden Mersiovsky, requesting that Block 160, lots 1-10 located on N Titus St. and N Waco St to be rezoned from Residential (R-1) to GC/R-3 General Commercial /Multi-Family.

The Chairman of the Planning and Zoning Commission asked for Joel Lopez the Mayor with the City of Giddings to speak and give his thoughts on the zoning change. Mayor Joel stated, the City of Giddings is in need of houses. The count on houses brings in bigger stores and businesses to our area.

Planning and Zoning Commission board member stated that Brenden Mersiovsky did not come to the meeting to give his statement for the Zoning Change on his property. Therefore, this is a lack of communication and knowing what the plans could possibly be.

A motion was made Planning and Zoning Commission board member Kevin Schkade and seconded by Planning and Zoning Commission board member Julie Lucas for recommendation to deny the zoning change request from Brenden Mersiovsky to City Council regarding requesting that Block 160, lots 1-10 located on N Titus St. and N Waco St to be rezoned from Residential (R-1) to GC/R-3 General Commercial/Multi-Family.

The motion carried by the following vote:  
Ayes: P&Z Board Members Reat, Lucas, Schkade, Raiford, Campbell  
Nays: None

Adjournment- Chairman Gina Reat adjourned at 7:00 p.m. on Wednesday, October 9, 2024.

ATTEST: Andrea Ray  
Andrea Ray, City Secretary

Gina Reat  
Gina Reat, Chairperson