

CITY OF IVANHOE

VARIANCE HEARING MINUTES

AUGUST 12th, 2021

6:00 PM

Mayor Bennett called the meeting to order at 6:00 PM. Quorum established with all Council present except Councilman Herrington.

Agenda item #1 – Review of Variance Application of Ms. Kodie J. Brown

Mayor Bennett verified that the public notice of the hearing had been posted in the correct time frame (Tyler County Booster-July 22nd, 2021). Property owners within 200 feet had been notified and the applicant notified. The hearing is being livestreamed via YouTube. 4 individuals were on social media, no in person audience. She then opened the floor to Mr. Kodie Brown to present the purpose for the Variance application. Mr. Brown explained that he wanted to get a manufactured home for himself and his family. They are currently living with his grandmother and there is not enough room. If the variance is approved he intends to purchase a new 5 bedroom manufactured home. The property is located in a District that prohibits manufactured homes.

Agenda item #2 – Council questions

Mayor Bennett then opened the floor to Council comments or questions. Councilman Blackstone informed Council that he had researched the District boundaries, and it does not make sense with the existing District boundary to be a street, with one side of the street allowing manufactured homes and the other side not allowing them. He noted the boundary should be on the back side of property so when folks are driving the street and considering building a home or moving in a manufactured home there is no confusion about what is allowed and what is not. He added that he has presented the matter to the Planning & Zoning Commission to bring a recommendation to Council to change the District boundary.

Other discussion of Council pertained to the number of lots the variance application applies to (4 lots), and the proposed manufactured home (5 bedroom) being a new home.

Agenda item #3 – Public comments

City Secretary C. D. Woodrome informed Council that 25 letters had been mailed to property owners within the 200 foot distance requirement. 5 were returned due to bad addresses from the Tyler County tax records. 1 response by mail had been received from Mr. Monty Chandler and the letter was read for the record (opposing the variance being allowed). There was no additional comment from the social media audience.

Agenda item #4 – Conclude the public hearing

Councilman Craven made the motion to conclude the hearing. Councilman Blackstone submitted the second and the hearing ended at 6:15 PM

Respectfully submitted,

C. D. Woodrome, City Secretary

Approved by Council August 19, 2021

Cathy Bennett, Mayor