

**ACTS OF COUNCIL
OCTOBER 8, 2012
7:00 P.M.**

The Mayor and Council of the Town of Pine Mountain sat in a regular session on the evening of Monday, October 8, 2012 at 7:00 P.M. in the Town Hall.

Mayor Joe D. Teel, Jr. presided with Councilpersons Warren S. Aldrich, Jerry M. Teasley, Tamara M. Pierce, James W. Trott and Robert L. Frey, Jr. in attendance.

**APPLICATION TO AMEND TEXT-TO PROVIDE FOR LIVE-WORK UNITS IN
C-1 (CENTRAL BUSINESS DISTRICT) AND C-2 (NEIGHBORHOOD
COMMERCIAL)-TOWN COUNCIL**

The amendment is in response to the interest of several business owners to allow them to live over the business they operate.

PROPOSED WORDING:

Article IV, Section 2, Item 122

Use	Special Use Regulations Article Section	Off-Street Parking Spaces Requirement	District(s) Permitted
122. Residential/Industrial Building			
Single Dwelling unit per structure	None	1-each unit	R-1, R-2,R-3 A-1
Two Dwelling units per structure	None	1-each unit	R-2, R-3, A-1
Three or more dwelling units per structure	None	3-each 2 units	R-3, A-1
Live-Work units	None	2	C-1, C-2

Article V, Section 9

Live-Work Unit. The following regulations shall apply to all Live-Work Units:

- 1. Only permitted in Zoning Districts C-1, Central Business District, and C-2, Neighborhood Commercial.**
- 2. The District regulations for the zoning districts in which the unit is located shall apply.**
- 3. Occupancy limit-Only those persons actually employed by and engaged in the occupation within the commercial area of the structure shall be permitted to live in the residential area of the structure. The residential area may not be used as a boarding house or commercial apartment.**
- 4. Use Restriction-Sales representative and/or customers are not permitted in the residential area.**

5. **Floor Area-Minimum 1,000 square feet, with a work area 150 square feet and no larger than 40% of the floor area inside the residential portion of the structure.**
6. **Connection of Area-the residential area and the commercial area shall have access to each other from within the structure.**
7. **Location of Residential Area-the Residential area shall be located above the first floor of the structure and not on the ground, street, or main level of the commercial space. In no event shall the residential area be located on the same level as any of the commercial area.**

The Harris County Planning Commission recommends approval with condition #3 removed.

The opinion of the Building and Zoning Tech, Becky Gray, to leave as is. It would open C1 & C2 up to apartments citywide.

The opinion of the Town's zoning Lawyer is to leave as is i.e. keep condition #3 in place. It would open up a lot of other issues. Will no longer be a live work, but instead loft apartments.

Mr. Trott suggested the Town get with the Attorneys to explore future possibilities of someone other than the business owner living above the business.

Mr. Teasley made a motion to approve the zoning text amendment as written with the advice of the Town's Lawyer.

Mr. Frey seconded the motion.

Ms. Pierce voted in favor of the motion.

Mr. Trott and Mr. Aldrich recused.

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Mr. Trott made a motion that the Acts of Council for the September meeting be approved as written.

Mr. Frey seconded the motion.

Mr. Aldrich, Mr. Teasley and Ms. Pierce voted in favor of the motion.

FINANCIAL REPORT

Mayor Teel presented the financial report for September.

PINE MOUNTAIN TOURISM-Hank Arnold

Ms. Arnold presented the Financial Statement and the Approved Hotel/Motel Tax Contract for 2012/2013 Fiscal Year.

LIGHT UP PINE MOUNTAIN-Anthony McKee

Mr. McKee requested permission to close Broad Street on November 16 at 5:30 P.M. and also asked that the Mayor light the tree.

Ms. Pierce made a motion to approve the closing of the street as requested.

Mr. Teasley seconded the motion.

Mr. Aldrich, Mr. Trott and Mr. Frey voted in favor of the motion.

CHRISTMAS PARADE-Anthony McKee

The Christmas Parade will be held on December 1st starting at 2:00 P.M. The parade will start at the Public Safety Building to Highway 27 S, left on Harris Street and come up Commerce Avenue.

Mr. Trott made a motion to approve the route.

Mr. Frey seconded the motion.

Ms. Pierce, Mr. Teasley and Mr. Aldrich voted in favor of the motion.

SIDEWALK SALE/LAST WEEK OF OCTOBER-Lorraine Berry for Humane Society of Harris County

Mrs. Berry requested permission to use the sidewalk in front of Doggone good bargain to the old laundry mat on October 26 & 27 from 10-4.

Ms. Pierce made a motion to approve the request.

Mr. Teasley seconded the motion.

Mr. Trott, Mr. Aldrich and Mr. Frey voted in favor of the motion.

BID OPENING-1976 FIRE TRUCK-Mayor Teel

No bids were received.

TRUE JUSTICE-Jacqueline Grier

Ms. Grier requested permission to have a walk for her son Tremon Moss on Blanchard Avenue for 2 hours (3-5) on October 27th.

Ms. Pierce asked Ms. Grier what was it for and Ms. Grier stated it was because of her son being shot on Blanchard Avenue.

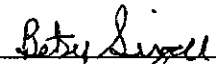
Ms. Pierce asked Ms. Grier what did she hope to accomplish and Ms. Grier stated peace and truth.

Ms. Pierce made a motion to deny the request.

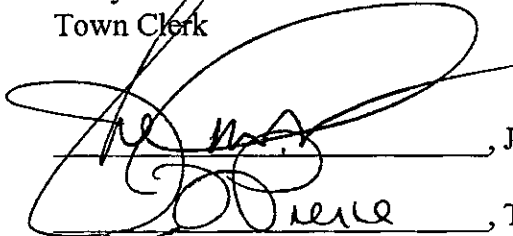
Mr. Aldrich seconded the motion.

Mr. Trott, Mr. Teasley and Mr. Frey voted in favor of the motion for safety reasons.

Thereafter, the meeting was adjourned.



Betsy Sivell
Town Clerk


_____, James W. Trott


_____, Tamara M. Pierce


_____, Jerry M. Teasley


_____, Robert L. Frey, Jr.


_____, Warren S. Aldrich