

Draft Minutes for the August 7, 2018 Planning Commission Regular Meeting

PZ-18-022 Public hearing and recommendation to City Council regarding the proposed rezoning to apply a Special Use Permit to 8.33 acres to allow self-storage warehouses including an onsite manager's living quarters, outside boat and rv storage, and/or single story office buildings in the "APD" Agricultural/Pre-Development District and the proposed rezoning of 1 acre from "APD" Agricultural/Pre-Development District to "C-1B" General Business District 1938 FM 1044. (Applicant: Paul Williams; Case Manager: M. Greene)

Acting Chair Sonier returned to the dais at 9:23 p.m.

Mr. Greene presented the Staff report and stated staff recommends approval of the proposed C-1B zoning and Type 1 Special Use Permit. He further said Staff does not recommend approval of the modifications to the exterior building requirements, waiving the external side yard and rear yard setbacks, nor waiving the masonry wall and landscape buffer requirement.

Commissioner Reaves inquired how common it is to request both an SUP and a zone change to accommodate building commercially in an APD zoned property.

Mr. Greene answered it was not uncommon.

Discussion followed.

Commissioner Tubb asked if the SUP was requested because of the adjacent residential properties.

Mr. Greene said no, the SUP request was chosen because of the waiver requests from the zoning ordinance requirements.

Discussion followed.

Commissioner Meyer inquired if a new use would require enforcement of a masonry wall buffer.

Mr. Greene clarified if a new property owner occupies the property for commercial use a masonry wall buffer will be required.

Acting Chair Sonier asked if anyone wished to speak in favor.

Paul Williams, 1283 FM 306, stated he was representing the applicant. He stated an SUP will allow the adjacent neighbors to know exactly what the property will be used for.

Acting Chair Sonier asked if anyone wished to speak in opposition.

Michael Kramm, represented as number 3 on the notification map, wished to speak in opposition. He expressed concern regarding the requested waiver to the side setback and masonry wall. He stated mini-storage is not pleasant to look at and could therefore affect his property value.

Carri F., represented as number 3 on the notification map, wished to speak in opposition. She stated she believes the requirement for a masonry wall buffer should not be waived under any circumstance.

Mr. Williams reiterated his client would not mind rescinding the request for the waivers. He also stated the Future Land Use map indicates the best use of the property is commercial.

Motion by Commissioner Laskowski, seconded by Commissioner Tubb, to close the public hearing. The motion carried (7-0-0).

Discussion followed regarding the locations where a masonry wall buffer is required.

Motion by Commissioner Reaves, seconded by Commissioner Meyer, to recommend denial to City Council regarding the proposed rezoning to apply a Special Use Permit to 8.33 acres to allow self-storage warehouses including an onsite manager's living quarters, outside boat and rv storage, and/or single story office buildings in the "APD" Agricultural/Pre-Development District and the proposed rezoning of 1 acre from "APD" Agricultural/Pre-Development District to "C-1B" General Business District 1938 FM 1044. Motion carried (4-3-0) with Laskowski, Gibson, and Tubb in opposition.

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