

EXCERPT OF MINUTES FROM THE FEBRUARY 5, 2019 PLANNING COMMISSION REGULAR MEETING

PZ-18-045 Public hearing and recommendation to City Council regarding the proposed rezoning of Lots 2 & 3 Country Meadows Subdivision, addressed at 2254 & 2316 FM 725, from “R-1” and “APD” to “C-1B” and “C-O.”

(Applicant: S. Neuse & M. Smithers; Case Manager: M. Greene)

Mr. Greene presented the Staff report and recommended approval.

Chair Edwards invited the applicant to speak.

Mike Smithers, 2316 FM 725, stated he was one of the applicants. Mr. Smithers provided a brief history of the property and explained the request. He informed the Commission that after learning some surrounding property owners were opposed to the rezoning, he decided to change his request from ‘C-1B’ along ‘C-1A’ along FM 725. He further described his efforts to communicate with the surrounding property owners.

Chair Edwards asked if anyone wished to speak in favor.

No one spoke.

Chair Edwards asked if anyone wished to speak in opposition.

Gene Challenner, 2370 Brittany Grace, wished to speak in opposition. He stated he withdrew his objection to the proposed ‘C-1A’ zoning along the FM 725 frontage, but he maintained his opposition to the proposed ‘C-O’ zoning at the rear of the properties. He stated he believed the allowed uses in the ‘C-O’ Ordinance would be incompatible with the adjacent neighborhood.

Mark Werner, 112 Dundee Grace, wished to speak in opposition. He stated he believed the proposed rezoning would harm the character of the Southbank neighborhood. He expressed specific concerns regarding height allowances in the ‘C-O’ zoning district. He withdrew his objection to the proposed ‘C-1A’ portion of the rezoning.

Jerry Cumby, 2270 Normandy Grace, wished to speak in opposition. He expressed concerns regarding the wide range of uses permitted in the ‘C-O’ zoning district. He said the Southbank residents would prefer a specific use be determined for the property prior to rezoning.

Susan Demoulin, 2323 Normandy Grace, wished to express her desire to communicate with the applicant regarding the request.

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

Vice Chair Reaves asked the applicant what his intention for the ‘C-O’ portion of the property is.

Mr. Smithers stated he hoped to sell the property and did not have a specific use intended for the property.

Discussion followed regarding the intended use of the property.

Commissioner Tubb asked what height restrictions there are on development adjacent to residential properties.

Mr. Greene clarified there are additional setback restrictions for each additional foot of building height over 20 feet.

Motion by Commissioner Meyer, seconded by Vice Chair Reaves, to recommend approval to City Council regarding the proposed rezoning of Lots 2 & 3 Country Meadows Subdivision, addressed at 2254 & 2316 FM 725, from "R-1" and "APD" to "C-1A" and "C-O." Motion carried (7-0-0).

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