

Draft Minutes for the June 4, 2019 Planning Commission Regular Meeting

PZ19-0114 Public hearing and recommendation to City Council regarding a proposed rezoning of a 0.25 acre tract out of the J Noyes Survey 259, Abstract 430, addressed at 471 Engel Road and a 2.0 acre tract out of the J Noyes Survey 259, Abstract 430 and a 3.0 acre tract out of the J Thompson Survey 21, Abstract 608, addressed at 491 Engel Road, from “APD” Agricultural/Pre-Development District to “C-1B” General Business District.

(Applicant: Rene De La Cruz; Case Manager: M. Greene)

Mr. Greene summarized the request and stated Staff recommended approval with the conditions outlined in the staff report.

Commissioner Meyer inquired if the reasoning to change the zoning was monetary based, and if there was intention to develop.

Mr. Greene stated the applicant was present and could answer those questions.

Discussion followed regarding adjacent zoning districts and pedestrian connection issues.

Commissioner Meyer stated a name had been null on the public hearing notice list.

Mr. Greene clarified.

Vice Chair Reaves inquired about the minimum buffering requirements for non-residential developments adjacent to residential.

Mr. Greene clarified.

Chair Edwards asked if anyone wished to speak in favor.

Helen Voigt, 491 Engel Road, stated she was the property owner. She provided her history of the property and stated she was requesting the zone change to assist with the sale of the land.

Rene De La Cruz, 1413 Shannon Circle, stated he was working with Ms. Voigt with the sale of the land. He described a history of the property.

Brandon Voigt, 306 McKinley Road, wished to speak in favor. He stated commercial was the best use of the land and commercial development would benefit the city. He expressed his belief that it was the property owner's right to pursue the highest and best use.

Chair Edwards asked if anyone wished to speak in opposition.

No one spoke.

Motion by Commissioner Laskowski, seconded by Commissioner Gibson, to close the public hearing. Motion carried (9-0-0).

Motion by Commissioner Sonier, seconded by Commissioner Nolte, to recommend approval to City Council regarding a proposed rezoning of a 0.25 acre tract out of the J Noyes Survey 259, Abstract 430, addressed at 471 Engel Road and a 2.0 acre tract out of the J Noyes Survey 259, Abstract 430 and a 3.0 acre tract out of the J Thompson Survey 21, Abstract 608, addressed at 491 Engel Road, from “APD” Agricultural/Pre-Development District to “C-1B” General Business District with Staff recommendations. Motion carried (9-0-0).

Commissioner Meyer clarified his vote of approval was based on the well being of the city.