Minutes of Zoning Commission meeting held July 5, 2011

Zoning Commission meeting with the following Commission members present: Chairman Richard Crain, John McGinnis, Jim Becker, Kenneth Zamzow.

Visitors: George Harris, Scott Harris, Tomas Thamaravelil, Veronica Skilling, Ofelia Ivarra, Joe Kaufman, Jr., Franklin Wanjura, Jr., Roy Garza, Ronald Garza, Patricia Garza, Jose Garcia, Frank Alfaro, Mr. & Mrs. Royce Todd, Lorie Ralph, Linda Mask, Jolinda Harris-Richards, Luz Prado, Josie Campa.

Zoning Commission Chairman Richard Crain opened the public hearing at 7 p.m., and asked if anyone had questions.

John McGinnis asked what had transpired to bring this meeting about. The City Secretary told him Council had approved the Commission recommendations for rezoning with the exception of the properties along FM 2790 N. and now the Commission had to hold a public hearing to get input from the property owners, as well as neighbors within 200 feet.

Ronald Garza asked about uses allowed in a B-2 zone. The City Secretary read uses allowed in a B-2 zone and a B-1 zone, and set back requirements.

Residents of Highland Park had questions about Priest Blvd. being opened all the way to IH 35. Commission members and the City Secretary told them that the property owner would be the one to ask about plans for this street.

George Harris told everyone that he remembers a discussion about a street being put in by the Conoco sign.

Ronald Garza told the Commission that the values for 2012 are already much higher and he has concerns about rezoning causing values to be raised even higher. Mr. Garza told the Commission members that he does not want his property rezoned. His mother, Patricia Garza, said she does not want her property rezoned.

Ofelia Ivarra also told the Commission that she doesn’t want her property rezoned.

Lori Ralph presented a petition from the residents of Highland Park Estates voicing their objections to the rezoning of properties #6, 7 and 8 in the rezoning notice. (George Harris, Joe Garcia and Thomas and Debbie Trautner)

Linda Mask told the Commission that they (property owners in Highland Park) were told there would be a Phase II to Highland Park and they expected it to be more homes.

The City Secretary advised Commission members and Highland Park residents that the property that Phase II was planned for had changed ownership and the new owner had other plans for this property.
Chairman Crain asked Mr. Kaufman if he was in favor of his property being rezoned and he told them he was and that his father is also for it.

Ronald Garza asked the Commission if Bill McDonald was in favor of his property being rezoned. The City Secretary agreed to contact Mr. McDonald about the rezoning.

Residents of Highland Park expressed the need for a buffer zone between Highland Park and the properties being rezoned commercial.

Discussion was held by the Commission members on what properties should be rezoned, after hearing comments from people in attendance. They also discussed Trautner’s added request for changing properties from B-1 to B-3, and wondering why this change has been requested and what uses are planned for these properties. The members also discussed giving the 11.5 acre tract B-1 zoning instead of B-2 as previously discussed due to property owners requesting more space between their properties and future businesses.

City Secretary Josie Campa told Commission members that she noticed that the notice had B-2 requested by the Trautners and the application has B-3, and said this might pose a problem with the City’s attorney.

Copies of the Trautner plat were requested by several of the people in attendance, so the City Secretary left the meeting to run these copies. When she returned with the copies, she told everyone that she had called Bill McDonald about the rezoning and he was in favor of it.

Zoning Chairman Richard Crain told everyone that the consensus among the Commission members was as follows:

Properties #1 and 2 - be rezoned to B-2;  
Properties #6 and 7 - be rezoned to B-2;  
Property #8 be rezoned to B-1;  
Properties #9 thru 15 be rezoned to B-2;  
Properties #3, 4 and 5 - remain zoned R-1;  
and Property #16 - remain B-1 until the Trautners tell the Commission what their plans are for said properties.

After more discussion, John McGinnis made the motion that the Zoning Commission recommend the following to City Council:

Properties #1 and 2 - be rezoned to B-2;  
Properties #6 and 7 - be rezoned to B-2;  
Property #8 be rezoned to B-1;  
Properties #9 thru 15 be rezoned to B-2;  
Properties #3, 4 and 5 - remain zoned R-1;  
and Property #16 - remain B-1 until the Trautners tell the Commission what their plans are for said properties.
Seconded by Kenneth Zamzow. Passed unanimously.

Chairman Crain urged everyone to come to the Council meeting Monday night and voice their concerns to Council.

Meeting adjourned 8:40 p.m.