
PLANNING & ZONING COMMISSION
SPECIAL MEETING
December 15th, 2014
Minutes

Members Present: Fred Famble ~ Chairman
Robert Calk
Joy Ellinger
Gary Glenn
Tim McClarty

Members Absent: Bruce Bixby
Clint Rosenbaum

Staff Present: Jon James, Director of Planning and Development Services
Dan Santee, Assistant City Attorney
Ben Bryner, Planning Services Manager
Donna Boarts, Secretary II (recording)

Others Present: David Todd
Kris Johnson

Item One: Call to Order

Chairman Famble called the meeting to order at 1:30 p.m. and declared a quorum present.

Item Two: Invocation

Mr. McClarty gave the Invocation.

Item Three: Zoning:

a. Z-2014-55

Public hearing and possible vote to recommend approval or denial to the City Council on a request from Martin Sprocket & Gear, agent Kris Johnson, to rezone property from AO (Agricultural Open Space) to HI (Heavy Industrial) zoning, located at 4300 F.M. 18.

Mr. Ben Bryner presented the staff report for this case. Currently the property is zoned AO and is developed with Martin Sprocket & Gear business. The surrounding area is developed generally with similar industrial uses. The purpose of the zoning is to allow for an expansion to the site. The current AO zoning does not allow for the existing non-conforming use to expand; therefore, the applicant has requested to rezone the property to the HI zoning district. The FM 18

corridor has similar properties with HI zoning and can be expected to continue to develop similarly in the future.

The Future Land Use section of the Comprehensive Plan designates this general area as part of a 'Gateway/Major Business-Industrial' area. The requested zoning is deemed compatible with the Future Land Use Map and the adjacent properties.

Property owners within a 200-foot radius were notified of the request. Zero (0) comment forms were received in favor and Zero (0) in opposition.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval.

Chairman Famble opened the public hearing. No one came forward and the public hearing was Closed.

Mr. Glenn moved to approve Z-2014-55. Mrs. Ellinger seconded the motion and the motion was carried by vote of five (5) in favor (Glenn, McClarty, Calk, Ellinger, Famble).

b. Z-2014-56

Public hearing and possible vote to recommend approval or denial to the City Council on a request from Southwest Housing Providers, LLC & First Baptist Church, agent EHT, to rezone property from AO (Agricultural Open Space) to PD (Planned Development) zoning, located on the south side of the 600-700 Blk of E. Stamford St.

Mr. Ben Bryner presented the staff report for this case. Currently the property is zoned AO and is undeveloped. The surrounding area is developed generally with single-family residential uses to the south and proposed multi-family residential zoning to the east. The purpose of the zoning is to allow for a Vacation Travel Trailer (RV) Park. The current AO zoning requires a Conditional Use Permit in order to allow for the proposed use. In reviewing the regulations for Travel Trailer Parks, the use must be a minimum of 300 feet from residentially zoned properties. The applicant is proposing a PD zoning to request modifications to this regulation as well as regulations dealing with setbacks, paving, and duration of stay. The proposed use will have access onto E. Stamford St only.

The Future Land Use section of the Comprehensive Plan designates this general area as 'low density residential'. The requested PD zoning will maintain the AO zoning and allow for a Travel Trailer (RV) Park. The requested zoning is compatible with the Future Land Use Map and the adjacent residential uses in the area.

Property owners within a 200-foot radius were notified of the request. Zero (0) comment forms were received in favor and six (6) in opposition.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval of the PD with exception of the proposed paving regulation. Staff recommends that the entrance roadway from the public street to the main office plus the parking for the office and all uses accessible by the general public be paved.

Mrs. Ellinger inquired the type of barrier buffering the back of the property?

Mr. Bryner stated there are trees, but the Commission could require additional screening or buffering if needed.

Chairman Famble opened the public hearing.

Mr. David Todd (agent) spoke in favor of this zoning change. First Baptist Church was deeded this piece of property. Southwest Housing Providers has a contract to buy this piece of property. Due to the majority of the property being in the 100-year flood-plain zone, AO (Agricultural Open Space) was an appropriate zoning. The client is requesting zero set-backs along the north and west. Mr. Todd requested that the entrance road remain gravel or crushed stone until development is completed on either side of the entrance road.

Mr. Glenn stated he would like to see more of a buffer along the back of the property.

Chairman Famble closed the public hearing.

Mr. McClarty made a motion to approve Z-2014-56 with the following changes noted.

- **The entrance to remain rock/crushed stone until the property zoned GC (General Commercial) on either side develops. Pavement will then be required.**
- **A 6 foot screening fence required on the south side, adjacent to the residences.**

Mr. Glenn seconded the motion and the motion carried by a vote five (5) in favor (Calk, Ellinger, Glenn, McClarty, & Famble) and zero (0) in opposition.

Item Four; Adjourn

The Planning and Zoning Commission meeting was adjourned at approximately 1:50 P.M.

Approved: _____, Chairman
