

# Planning and Zoning Meeting

March 19, 2019

location: Saint Hedwig City Hall

Meeting Called to order at 7:00 P.M.

## Roll Call:

Secretary Fornof -- Present

Commissioner Jones-- Present

Commissioner Low -- Present

Commissioner Robinette -- Present

Commissioner Stolowski -- Absent

Quorum established

## Reading and Approval of Minutes

Commissioner Robinette made a motion to accept minutes

## Review of Planning and Zoning Commission Log

Discussion of city council acceptance of road in Silesia Subdivision and the inspections required prior to acceptance.

## Citizens to Be Heard

1. Ms Pfiel, 5107 FM 1346: requesting to know who spoke at the last public hearing. Minutes will be posted on website.

## Topic: 01

### Old Business

1. **Discuss Dollar General information request:** City attorney was drafting a letter to the blockers' to advise of property owners' options.

2. **Discuss and Take action on Future Land Use plan modifications:** Chris Stewart from planning firm to consult on FLU plan and noted the March 7 discussions. Legend needed changes to wording to better describe districts names to highlight character that describes the future district Mr. Stewart reiterated that FLU legend areas should not use zoning district names, as this is not a rezoning effort. Historic village center changed to Historic Town Center, village commercial changed to Town Commercial. Single family changed to Rural Residential for 2.5 acre areas. Highway Commercial will remain. Agricultural Production Center features several preexisting commercial businesses that should be reflected in definition. Future land use map is a broad land use category (not a narrowly defined land use zone).

Discussed several options for noting exiting property use. Mr. Stewart noted that 500 ft circles could be used to note areas zoned for commercial within the agricultural area. Discussion of Special Use Permits to be guided by future land use. If a use aligns with the future land use designed, the city is following the plan for development. Cabinet shop is located near stables on FM 1346 (16120 FM 1346) formally discussed as a production zone. Property that is already zoned commercial will remain commercial. FLU designations are a design guide. A rezoning request is required to change zoning. Discussion of asterisk used for FLU plans. This is used to designate more intense use but may require separation. Legend to be amended to note Traditional Craftsman Center reflect existing commercial business nodes. In Commissioner Jones asked if commission approved of approach.

### New Business

1. **Discuss and review the annexation process** - Mr. Stewart reviewed 2 types of annexations 1. Voluntary and 2. Involuntary Annexation. Involuntary involves inventory and cost analysis procedures. Voluntary procedures may involve non annexation development agreements. Cibolo used this process to claim lands near I-10. This involved agreements with individual agreements. Termed 'beekeeper' strategy to set a time agreement commonly triggered by development or permitting requests. Can consider voluntary owner agreements. As a general use city, St Hedwig can initiate non annexation land use agreements with landowners who have agricultural exemptions.

### Old business

3. **Discuss preparations for re-zoning request hearing** - Advertisement to Wilson co news and letters in work. Discussion of signage for rezoning. Voluntary signage that conforms to sign ordinance in size and height could be placed by requestor.

4. **Review of zoning ordinance conflicts and discuss possible revisions** - Commissioner Robinette had a requested a definition of zoning use and subdivision requirements. When there is a conflict the zoning ordinance would be followed. Discussion of the list of changes currently needed to ordinance. Tiny homes were discussed and requirements to site as a permanent home. A question of adding a definition for sports fields or commercial sporting venues. Fees will be updated to cover costs that will include the administrative. Discussion of the process to convert a building into residential use. Historic district should be clearly delineated in the zoning map. Brick rumble strips do not designate the historic district and the zoning map would determine Historic building extents. Zoning boundaries rules for interpretation: light industrial areas along 1604/ hwy 87 ( a divided Highway) were best determined to property line since hwy 1604 is to expand. All other districts will be to the center of road. New rules for interpretation will add a sixth district boundary line to add divided roads, boundary will be determined by property line (versus center of road). Discussed the 30 ft minimum road frontage found in zoning ordinance. 300 ft found in the subdivision ordinance.

### New Business

2. **Discussion of the division of land into parts greater than five acres** - no process in place for exempting from subdivision process for divisions greater than five acre tract.

3. **Discussion of open commissioner's seat** - there are alternates that stated an interest in serving. Can those alternates serve in an alternate seat

Establish Date and Agenda for next meeting- meeting will follow Public Hearing 2 April 2019.

Dollar general, FLU map, vote on public hearing, zoning ordinance, open commissioner seat

Commissioner Lowe made a motion to adjourn. Commissioner Jones seconded motion. Meeting adjourned at 9:07 pm