

Public Hearing 18 February 2020

Pennington Rezoning Request:

18 acre Gable Rd property Rezoning request to change from AR-1 (5 Acre minimum) to R-2 (2.5 Acre minimum)

Hearing Called to order at 7:01

Commissioner Mais – Present
Commissioner Jones–Present
Commissioner Polasek – Present
Commissioner Maddox – Present
Commissioner Robinette –Present
Secretary Fornof – Present

All members establishing a quorum

Citizens to be heard:

1. Kathy Palmer PO Box : Spoke regarding the process to rezoning and hoped that the commission would follow a similar process and follow the future land use map. She noted the parcel under discussion was within the future land use map
2. George McRae 13810 Chancel Court: with property adjacent to parcel discussed tonight. Land is oddly shaped and does not know how the land will be subdivided. Does not agree with adding a road as there will be additional traffic to church view estates. Noted the 30 foot frontage as a limiting factor.
3. John Powell: noted that he would like to see a plat and what kind of building restriction would be in effect. He noted that church view estates has strict building restrictions to that must be adhered to and would like to see similar restrictions as church view estates.
4. Robert Pennington San Antonio: Has hired an engineering co to provide recommendations.
5. Richard Hammond 2780 Pittman Rd: agrees with other speakers. Zoning has been established for some time. Would like to keep the area as it is. Zoning is in place and would like city to stick with existing zoning.
6. Lindsey Laura Pittman Rd: family is against rezoning. Cited that the developer bought the property to subdivide.
7. Ilene Slater Adkins Rd: against rezoning citing the growth is already occurring
8. Tommy Kosub Pittman Rd: against further development to restrict farming equipment
9. Kathy Doege Kuzmirez Rd: Opposes the rezoning as developers are purchasing to subdivide. Other developers have adhered to the 5 acres. Folks who purchase the property know the rules. Folks here purchase here do not live here. Would like to keep the area rural. More subdividing, means more crime. Cited increased attorney fees due to recurrent nature of the rezoning requests
10. Carolyn Williams 1395 Pittman Rd: Owns 70 Acres across from the property in question. Is in favor of the rezoning to allow 6 houses to develop on smaller parcels.
11. Harry Tabert Spire view: concerned that this action is open to other developers to request smaller parcels. Concerned with the type of homes that will be built. Wants the quality equal to homes in order to keep property values.
12. Kelsey Luensmen 1224 Pittman Rd: Opposed to further subdividing to smaller than 5 acres. Currently under construction and looking forward to a rural atmosphere with a 5 acre minimum.

13. Jesica Badillo Kusmirez Rd: Building a home and opposes the development of smaller tracts as newcomers would not like tractors and animals as are the custom in the city. Cited a previous request that was denied. Would like to stop the requests as they waste time and money.
14. Renae Brown 1340 Pittman rd: sold the property to Mr Pennington and is in favor of a rezoning request.
15. Emily Terrell 1306 Churchview drive: strongly opposes the request to rezoning as the road was not designed for the increased traffic. Cited possibility of additional homes would cause a waterfall effect that could change the home values. There is an increase in crime in denser areas. The addition of lesser quality homes could affect property values.
16. Robert Pennington noted that property was already in the long range plans for eligibility for rezoning to smaller lot sizes. Stated the difference between 3 homes or 6 homes
17. Jim Moore: Opposes the change to smaller plat sizes and would like to leave as it at 5 acre min.
18. Kathy Palmer: Reason people can request to rezoning is state law and the Ordinance for the city of St Hedwig. P&Z spent 18 months considering future land uses and developed the Future land Use Map which noted possible rezoning
19. Jessica Badillo: Community is concerned that the cities resources are being wasted. There is a negative community view of smaller lot sizes. Possible decline in property values.

Meeting adjourned at 7:36

Discussion regarding proposal held in follow on P&Z Meeting