



THE CITY OF BANDERA

511 MAIN ST. P. O. BOX 896 BANDERA, TEXAS 78003-0896

**MINUTES
FOR THE PUBLIC HEARING
BEFORE THE CITY COUNCIL OF THE CITY OF BANDERA
REGARDING A REQUEST FOR A ZONING CLASSIFICATION CHANGE**

**DECEMBER 15, 2016, 5:30 PM
IN THE MUNICIPAL BUILDING AT
511 IN STREET, BANDERA, TEXAS**

I. Call to order. The Public Hearing was called to order by Mayor Suzanne Schauman regarding a request for a zoning classification change on December 15, 2016 at 5:30 pm. Present are Mayor Pro Tem Rebeca Gibson, Council Members Toni Kunz and Glenn Clark, Acting City Secretary Diana Edwards and City Administrator Mike Garr.

II. Public Forum.

- Applicants Gay Guilott / Shavon, Ltd. and Rosalyn Brown have made a formal request for a change in zoning classification from R-1 (Single-family Residential) to B-2 (Neighborhood Commercial) on the property known as:

Legal Description: BANDERA RNG 9 LT 46-48 0.954 ACRES and
BANDERA RNG 9 LT 49 0.318 ACRES, commonly described as
Lots 46, 47, 48, 49, Range 9, Maple Street between 9th and 10th Street,
Bandera, Texas 78003.

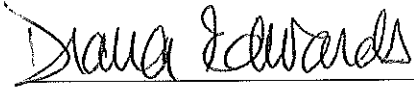
III. Discussion.

- Gay Guilott stated that she and Roslyn Brown are trying to come up with ideas to improve the tax base. These lots on Maple Street are buildable, but are located next to City Park and in the flood plain. Two lots recently sold on 11th Street but part of that property was out of the flood plain and already zoned B-1 or B-2. Ms. Guilott wants Council to consider what else could go with business use in the city. She's had people suggest ideas of something mobile, but not permanent structures since it is in the flood plain. Ms. Guilott is requesting something that is advantageous for everybody.
- Steve Smith, resident at 210 9th Street, stated that he skimmed through the city rules and doesn't want to wake up some morning to find a convenience store next door. He also asked about the process of what is involved in getting this kind of thing changed and if the Planning and Zoning Commission had made any recommendations.

- Mayor Suzanne Schauman stated that yes, that is the correct process, but this hearing was done for expediency. If another public hearing is set, whether by Council or P&Z, appropriate notices will be given.
- Council Member Toni Kunz asked Gay Guilott if there was already an idea in mind or a specific reason for making a zoning change request at this time.
- Ms. Guilott stated that she would like to discuss what could be done with this area to revitalize it, but there is currently no specific idea of what to do with it at this time.
- Council Member Kunz stated that our zoning is specific and although there is a transitional thing going on, there is a sort of buffer zone from commercial to residential.
- Tom Laxson stated that the important thing here is the residents around this area and most of them do not want it to be rezoned. A request for rezoning should be more specific.
- Council Member Rebeca Gibson stated that the Planning and Zoning Commission did not have a meeting in November and have canceled the December meeting. This public hearing is just to get some information on the request.
- Gail Stone stated that she agreed with Tom Laxson. There are a number of owners that hold property as an investment, but are not full-time residents. It is important to her that the residents have a little more weight since they live there and have a different outlook. Even if there is a specific idea for the property, plans need to be made. Ms. Stone also discussed density changes and minimum square footage. She stated that Bandera's current zoning is very well thought out and doesn't need changing.
- Council Member Kunz agreed that you have to be prepared for properties to change hands, but it is necessary to also look at long term growth of the city and traffic.
- Council Member Glenn Clark said that the city needs to determine who the future flood plain director will be.
- Steve Smith mentioned an increase in traffic if there is a commercial place in the neighborhood.
- Rilla Stephens stated that when they previously worked on the ordinances, they tried to think down the road for the residents because not everybody can just up and move if they don't like what's going in next door.
- Mayor Schauman commented that she too would like to know what specifically is going on with the property. There will be no decision tonight. There will either be another public hearing or this will be addressed again after 30 days. At this point, there was additional discussion on if there are higher property taxes for commercial areas.
- Rosalyn Brown stated that her mother bought the subject property about 70 years ago and it's just been sitting there. She has no plans for it but thinks that if it was zoned differently, it would maybe look a little better to somebody. Ms. Brown lives on some acreage that has been in her family for over 100 years. She loves Bandera, but would like to be able to get out from underneath this city property.

- Council Member Gibson said that she appreciates what Ms. Brown is saying. It's a sensitive topic and a lot of points of view. She thinks it is worth discussing and the city will get the proper process on track.

IV. Motion to Adjourn. After a short discussion about the Planning and Zoning Commission, Council Member Gibson made a motion to adjourn. Mayor Schauman announced that Council will take no action and adjourned the Public Hearing at 5:57 pm.



Diana Edwards
Acting City Secretary