

PLANNING AND ZONING
August 7, 2018
MINUTES

Call to order

Roll call – Nancy Catherman, Judy Smith, Brian Riewe, James Nolan, and Bradley Klaerner were present.

Also present – Robert Tamble, Jennifer Lynch, and Shawn Hernandez.

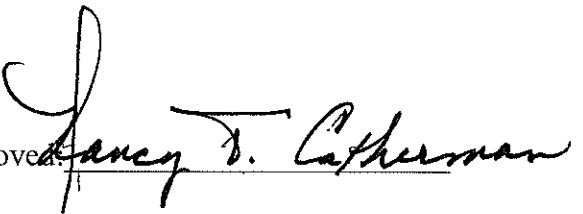
Approval of minutes – Minutes approved as written from the July 3, 2018 meeting.

Public Hearing Discussion and action on a variance to abut on a street for a distance of less than thirty-five (35) feet at A46 Lomas, L., ACRES 3.363 R#21018 located off of Colorado St. Owner Beverly Shade. No one signed up to speak for or against the variances. Judy made a motion to approve the variance. Bradley seconded and the motion passed unanimously.

Public Hearing- Discussion and action on a zone change from Single Family Dwelling (SF-1) to Neighborhood Shopping District (C-1) at 407 Ramona Smithville Townsite addition Block 12 Lot 1, 2, 5, & 6 Owner Quance Development, LLC: Teri Quance presented her project and explained she wants to preserve the neighborhood and respects the neighbors and their opinions. She said Smithville needs lodging and this project will bring that to this town along with hotel tax, sales tax, and jobs. Ron Samek spoke against the project and thinks it will increase noise, drainage and the property will be filled with buildings. He is also concerned with drainage. Mark Bunte spoke against the project and he wants to keep the neighborhood quiet. He wants the property to be split into 4 lots and build new houses. Bunte also said he thinks it will increase traffic. Sherry Cedar spoke against the project and said it's in the historic district and thinks this will have too many buildings. Sherry said she thinks there is not enough parking on the property. She was concerned about the noise and the noise barrier wall. Bruce Hahn spoke in favor of the project and said Smithville needs lodging and this will benefit the community. Leigh Killgore spoke in favor of the project but doesn't want the neighborhood to change and thinks the design will fit in with the neighborhood. Killgore would like it to be limited to Country Inn. April Daniels spoke in favor of this project and said the City needs lodging. Daniels said this developer is bending over backwards to accommodate the neighbors and thinks that is great. Sally Blaylock spoke in favor of the project and said people don't come to Smithville to party they will go to Austin or San Antonio they come to Smithville to relax. Blaylock said she owned a B&B and didn't have parking on premises and this property will have 12. The commission was torn because they knew if the zone was changed it could be multiple things if the Country Inn fell through. Brian

said he was going to make a motion he didn't really want to but, considering the hoops the City will have to jump through it would far out way the recommendation of a zone change. Brian Riewe made a motion to deny the zone change. Judy seconded the motion and the vote was:
For: Brian, Bradley, Judy
Opposed: Nancy and James

Adjourn 7:45

Approved:  Nancy D. Catherman