

**PLANNING & ZONING COMMISSION - REGULAR MEETING**

**City of El Campo**

**315 EAST JACKSON STREET, EL CAMPO, TX 77437  
City Hall - Council Chambers 5:00 PM - November 14, 2018**

**Meeting Minutes**

**1. CALL TO ORDER AND ROLL CALL**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Jeff Fuechec	Chairman	Present	
Sherry Roddy	Vice Chairman	Present	
John Vonderau	Board Member	Present	
Brandon Zabodyn	Board Member	Present	
Paul John Herrmann	Board Member	Present	
Lily Khan	Board Member	Present	
D. B. Lundy	Board Member	Present	

City Staff present: City Manager Mindi Snyder, Deputy City Manager Courtney Sladek, Building Official Liz Staff, Planning Consultant Lata Krishnarao, Code Enforcement Rosie Williams, and Permit Clerk Janine Dorris

Media present: None

Guests present: Jorge Yarzabal, Ashley Yarzabal, Katrina Yarzabal, Jaime Yarzabal, Enrique Velasquez, Marcos Velasquez, Adrina Pena and Lance Lurker

**2. PUBLIC HEARING**

1. Notice of Public Hearing

Notice is hereby given that a Public Hearing will be held by the City of El Campo Planning and Zoning Commission in the City Hall Council Chambers located at 315 East Jackson Street, El Campo, Texas 77437 on **Wednesday November 14, 2018 at 5:00 P.M.**

At this time, the following requests for zoning changes and proposed changes to Chapter 14 of the City of El Campo Code of Ordinances will be considered by the Commission.

1. Zone change request of Jorge Yarzabal (owner and applicant) for a zoning change from General Commercial District (C-2) to Light Commercial District (C-1) on approximately 0.76 acres of land generally located on the south side of E. Hillje Street (1020 - 1026 E. Hillje), between Stafford Street (212 Stafford Street) and Central Street. Property legally described as East Side Block F Lots F-7 & F-8 El Campo Texas Wharton County.
2. Zone change request of Lance Lurker (applicant), Gerald Eugene Chromcack and Elizabeth Elaine Mason (owners) for a zoning changes from Single-Family Residential District (R-1) to Light Commercial District (C-1) on approximately 9.14 acres of land generally located on the east side of West Loop (FM 2765) between Chapel Lane and South Street. Property is legally described as ABSTRACT 142 Lot 7M El Campo Texas Wharton County.
3. Proposed changes to Chapter 14 Zoning of the City of El Campo Code of Ordinances regarding uses permitted by right in zoning districts.

Your comments, if any, will be heard at this time. This notification is in accordance with Texas Local Government Code Section 211, City Charter and Chapter 14 of the City of El Campo Code of Ordinances.

Mindi Snyder

City Manager

### 3. PURPOSE OF PUBLIC HEARING

1. Zone Change Request - Applicant Jorge Yarzabal - C-2 to C-1 of 0.76 acres E. Hillje.

Chairman Jeff Fuechec opened public hearing at 5:09 PM. Lata gave staff presentation in support of the zone change from C2 to C1 zone. This change from C2 (general commercial) to C1 (light commercial) will allow property owner to be able to use the lot to establish a light commercial business or build a single-family residence. Applicant Jorge Yarzabal spoke for himself and his neighbors in support of zone change. They want to be able to rebuild or remodel their family homes as needed to pass down to future generations. Chairman Jeff Fuechec closed public hearing at 5:22 PM.

2. Zone Change Request - Applicant Lance Lurker - R-1 to C-1 of 9.14 acres on FM 2765 (West Loop)

Chairman Jeff Fuechec opened the public hearing at 5:22 PM. Lata Krishnarao gave the staff presentation which supported the approval of the zone change from R-1 to C-1. Applicant Lance Lurker spoke on behalf of owners, Gerald Eugene Chromcak and Elizabeth Elaine Mason. The owners would like to utilize the property for light commercial use. No one else spoke for or against the zone change. Chairman Jeff Fuechec closed the public hearing at 5:26 PM.

3. Proposed Changes to Chapter 14 Zoning of the City of El Campo Code of Ordinances

Chairman Jeff Fuechec opened the public hearing at 5:31 PM. Lata Krishnarao proposed to make the following changes to the C-1 zoning district. The proposal is to remove used car lots and auto repair from the C-1 zoning district and to add indoor vet clinic (not animal hospital), indoor bowling/entertainment center, indoor computer store, indoor sports/recreation center and convenience stores/no gasoline services and to limit appliance/furniture stores to indoor only with no outdoor displays, sales or other outdoor activities. No one spoke for or against the proposal. Chairman Jeff Fuechec closed the hearing at 5:39 PM.

### 4. REGULAR MEETING AGENDA: ITEMS 5 - 8

### 5. CONSIDERATION OF AND ACTION ON

1. DOC-2018-101 Zone Change Request - Applicant Jorge Yarzabal - C-2 to C-1 of 0.76 acres E. Hillje

Zone change request of Jorge Yarzabal (owner and applicant) for a zoning change from General Commercial District (C-2) to Light Commercial District (C-1) on approximately 0.76 acres of land generally located on the south side of E. Hillje Street (1020 - 1026 E. Hillje), between Stafford Street (212 Stafford Street) and Central Street. Property legally described as East Side Block F Lots F-7 & F-8 El Campo Texas Wharton County.

The applicant has indicated to staff that he intends to use the property for single family uses. If the zone change is approved, the applicant will need to plat the property before applying for any building permits.

Staff recommends approval of the zone change for the following reasons:

1. The request is in conformance with the Comprehensive Plan.
2. The request is compatible to the zoning of the surrounding area.
3. The requested zone change to C-1 will permit uses that will have lesser impact on adjacent residential areas as compared to the current C-2 zone.
4. The requested zone change will not have a detrimental impact on traffic and streets due to the nature and intensity of permitted uses in the C-1 zone.

Included in the packet is the applicants request and complete staff report.

After a brief discussion, Board Member PJ.Hermann made the motion to approve the zone change request. Board Member DB Lundy seconded.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Paul John Herrmann, Board Member
<b>SECONDER:</b>	D. B. Lundy, Board Member
<b>AYES:</b>	Fuechec, Roddy, Vonderau, Zabodyn, Herrmann, Khan, Lundy

- DOC-2018-102 Zone Change Request - Applicant Lance Lurker - R-1 to C-1 of 9.14 acres on FM 2765 (West Loop)

Zone change request of Lance Lurker (applicant), Gerald Eugene Chromcack and Elizabeth Elaine Mason (owners) for a zoning changes from Single-Family Residential District (R-1) to Light Commercial District (C-1) on approximately 9.14 acres of land generally located on the east side of West Loop (FM 2765) between Chapel Lane and South Street. Property is legally described as ABSTRACT 142 Lot 7M El Campo Texas Wharton County.

The applicant has indicated to staff that he intends to use the property for light commercial uses. If the zone change is approved, the applicant will need to plat the property before applying for any building permits.

Staff recommends approval of the zone change for the following reasons:

- The current zoning of R-1 is not in conformance with the Comprehensive Plan recommendation. Even though the subject parcel is shown as multifamily residential in the Future Land Use Map, the Comprehensive Plan Update encourages commercial uses in this area is general.
- The requested zoning would be similar to C-1 and C-2 zones that exist in the vicinity of the parcel.
- Due to frontage on West Loop, an Arterial street, the parcel is better suited for retail and commercial uses than single family residential.
- With access from West Loop, the requested zone change will not have a detrimental impact on traffic and surrounding streets.
- Due to minimal impact retail businesses permitted in C-1 zone, location of the creek along the boundary adjacent to R-1 zone, and the required landscaped buffer and fencing, any adverse impact on surrounding residential uses will be minimal.

Included in the packet is the application for zone change and the complete staff report.

After a brief discussion, Board Member Sherry Roddy made the motion to approve the zone change request from R-1 to C-1. Chairman Jeff Fuechec seconded.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Sherry Roddy, Vice Chairman
<b>SECONDER:</b>	Jeff Fuechec, Chairman
<b>AYES:</b>	Fuechec, Roddy, Vonderau, Zabodyn, Herrmann, Khan, Lundy

- DOC-2018-103 Proposed changes to Chapter 14 Zoning of the City of El Campo Code of Ordinances

Staff is recommending adding some additional uses in the C-1 zoning district, to be permitted by right. The uses proposed to be added are typically considered appropriate in C-1 zone, with the condition that all activity is conducted indoors. These uses are currently permitted in C-2 zoning district and prohibited in C-1 zone.

Uses to be added:

1. Bowling center and other entertainment centers. (All activities limited to indoors only.)
2. Computer stores and related services. (All activities limited to indoors only.)
3. Convenience stores, all. (All activities limited to indoors only). No Gasoline service station permitted.
4. Sports and recreation clubs. All activities limited to indoors only.
5. Veterinary clinic. Does not include animal hospitals. (All activities limited to indoors only. No outdoor pens.)

Use to be deleted:

1. Used car lot, no vehicular repair.

Staff Report is attached for your review and consideration.

Staff recommends and supports these proposed changes.

Lata Krishnarao proposed to make the following changes to the C-1 zoning district. The proposal is to remove used car lots and auto repair from the C-1 zoning district and to add indoor vet clinic (not animal hospital), indoor bowling/entertainment center, indoor computer store, indoor sports/recreation center and convenience stores/no gasoline services and to limit appliance/furniture stores to indoor only with no outdoor displays, sales or other outdoor activities. DB Lundy requested that sporting events be defined to exclude game rooms/gambling. Brandon Zabodyn and John Vonderau want further discussions (at later date) as whether or not we should allow multi-family town homes/patio homes to be added to C-1 zoning districts. After further discussion, Board Member Brandon Zabodyn made the motion to accept the changes to the zoning ordinances as presented. Board Member Sherry Roddy seconded.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Brandon Zabodyn, Board Member
<b>SECONDER:</b>	Sherry Roddy, Vice Chairman
<b>AYES:</b>	Fuechec, Roddy, Vonderau, Zabodyn, Herrmann, Khan, Lundy

**6. CONSIDERATION OF AND ACTION ON MINUTES**

1. Planning & Zoning Commission - Regular Meeting - Sep 27, 2018 5:00 PM

Board Member PJ Hermann made the motion to accept the minutes of the September 27, 2018 Board of Adjustment meeting as presented. Board Member John Vonderau seconded.

**7. ITEMS FOR DISCUSSION**

1. Review of the Planning Process and Planning & Zoning Commission Meeting Procedures

Review of the Planning Process and an overview of the Planning and Zoning meeting procedures.

At 6:50 PM, Chairman Jeff Fuechec opened the Items for Discussion. Lata Krishnarao gave the presentation and training program on the review of the Planning Process. It concluded and was closed at 7:35 PM by Chairman Jeff Fuechec.

**8. NEW BUSINESS FOR CONSIDERATION AT A FUTURE MEETING**

There was no other new business for consideration by the Commission at this time.

**9. ADJOURNMENT**

Board Member John Vonderau made the motion to adjourn. Board Member Sherry Roddy seconded. Chairman Jeff Fuechec adjourned the meeting at 18:36 PM.