

**VERNON CITY COMMISSION
SPECIAL MEETING
MARCH 3, 2014**

Mayor Jeff Bearden called the Regular Meeting of the Vernon City Commission to order at 6:30 p.m. in the Commission Chambers, and a quorum was declared present.

Present: Mayor Jeff Bearden

Commissioners: Jimmy Dennis, Russell Brownlow, Travis Taylor and Pat Bryant.

Staff Present: City Manager Mitch Grant, City Prosecutor Jonathan Whittsett, Community Development Director Monica Wilkinson, and City Secretary Linda Byers.

Mayor Bearden led the group in the Pledge of Allegiance to the U.S. and Texas flags, followed by the invocation.

PUBLIC HEARING

Mayor Bearden opened a public hearing for a Zone Change request at 1505 Hillcrest from R-1 to C-C.

Community Development Director Wilkinson outlined the issues and history of this zoning change request from Scott and Lisa Herber and noted that a super majority would be required for approval due to the receipt of a petition from of surrounding land owners of which 20% were in opposition of the zone change.

Tina Borchardt, who lives on Buffalo Street, owns a business and is in favor of growth. She felt it should be zoned residential commercial instead of convenience commercial, would be in favor of fair consideration of a compromise, and stated that all property around it is residential except the well maintained bank and dentist offices.

Danny McMahan distributed a copy of the petition to the Commission, and read the wording of the petition. Not opposed to being rezoned with restrictions.

Carolyn Farris is for limited restrictions.

Vic Oleson lives across the street. He is not opposed if there are restrictions to what type of business is allowed there.

Linda Shivers is in favor of professional business, but not convenience commercial.

Beth Shivers is not in favor of a new business that could generate trash like a convenience store or liquor store.

Digital Recording on file

Lisa Herber was glad to hear the comments. Their business does not generate a lot of trash, but cannot guarantee what would happen in the future on that site. Hillcrest is one of the busiest streets in Vernon, and already the main access to most businesses in the area. This property would never be used as residential, and hopes not to get so many restrictions that she does not have a say in how her building looks.

Commissioner Bryant asked if residential –commercial zoning would be accepted by everyone. Tina Borchardt stated that seems acceptable and would protect their property for the future.

Scott Herber noted that businesses like Bevo's that back up to Castlebury Park do not have any restrictions.

Danny McMahan wants assurance that a liquor store would not be in his backyard.

With no other public comment, Mayor Bearden closed the Public Hearing.

ORDINANCE NO. 1631

AN ORDINANCE CHANGING THE BOUNDARIES OF ZONING DISTRICTS, DEFINING THE LOCATION OF THE NEW BOUNDARIES, AND PROVIDING FOR CONFLICT, VALIDATION, RECORDING AN EFFECTIVE DATE.

Commissioner Brownlow noted that he understands the concerns and wants to change to residential commercial, and would like to see some kind of compromise.

Commissioner Taylor understands the concern for trash, and knows that the Herbers would be conscientious of what is built there.

Commissioner Bryant understands the need for no restrictions, but also sees the neighbors view also.

Mayor Bearden noted that it is a good problem to have when you have residential property owners who are concerned about their neighborhood, and some entrepreneurs who want to grow their business. It is a dilemma that will come up again if our city continues to grow.

Mayor Bearden stated that the Commission can vote to approve the request, or deny the request, but the problem will not go away. The third option would be to ask the Planning and Zoning Commission to bring back another option for consideration. Growth in that area is going to continue. The Commission could and the P&Z to recommend a residential office zoning instead. Transitional zoning would be a good compromise along a growing commercial corridor.

There was discussion about a new zoning classification and change in zoning.

Digital Recording on file

Community Development Director Wilkinson would want guidance on specifications and permitted uses from the City Commission about requirements for any new zoning classification. City Manager Grant recommended that if the Ordinance is tabled the Commission should give the P&Z direction about new zoning. The new zoning can be fast tracked up to a certain point, but state law may restrict the timing of actions.

Commissioner Bryant made the motion to table the zoning change request in order to send back to the Planning & Zoning Commission a charge to develop a transitory zoning category that will allow for development of an office at 1505 Hillcrest and setting the stage for future commercial development along that corridor.

Commissioner Dennis seconded the motion which passed by unanimous vote.

ADJOURN

Commissioner Brownlow made the motion to adjourn the meeting at 7:36 p.m.

Commissioner Bryant seconded the motion, which passed by unanimous vote.



Jeff Bearden
Mayor

ATTEST:



Linda Byers
City Secretary