

## ZONING COMMISSION MINUTES

May 18, 2010

The Zoning Commission for the City of Texas City met in a regularly scheduled meeting on Tuesday, May 18, 2010 at 5:15 p.m. Board members present were: Rev. Medlin, chairman; Bert Dahl; Gilbert Torres; James Horan; Perry O'Brien and Yvonne Chatelain. Staff members present were: Donald Carroll, Doug Kneupper and Brian Falk. Citizens present were: James & Laura Selman; Mark Gonsoulin and John Coody.

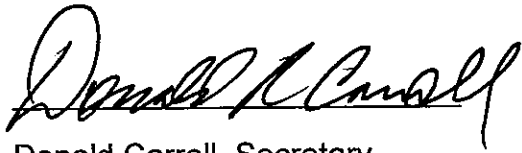
Chairman Tom Medlin welcomed everyone and explained the procedures for the Public Hearing. Mr. Carroll welcomed Mr. Bert Dahl back to the commission.

**APPROVAL OF MINUTES.** The minutes from the October 6, 2009 meeting were approved on a motion by James Horan/Yvonne Chatelain. All members present voted aye.

**ITEM NO. 1 Mark C. Gonsoulin requests to rezone from "O-P" (Office Professional) to "D" (Neighborhood Services) to operate a hair care salon. Being the west 15' of Lot 1 and all of Lots 2-5, Blk. 1, A.A. Swanlund S/d. Located at 825 25<sup>th</sup> Street North.** Mr. Carroll stated that 16 property owners were notified of the intent to rezone. One letter was returned undeliverable and no letters of opposition have been received. He then read the comments from the various Department Heads. The comments were as follows: Fire Marshal, "No objections". City Engineer, "No objection to rezoning request". Building Official, "No objections". Planning Director, "No objections must adhere to all performance standards stipulated by our Zoning Ordinance. The Brick-Masonry provision will not be applied due to the fact this is an existing building. Also the staff feels the benefits of utilizing an empty structure that may otherwise remain empty is the rationale for not requiring this provision to be met." Mr. Carroll then stated this property is already commercially zoned; however, the existing zone classification of "O-P" (Office Professional) will not allow this type of use. Mr. Carroll indicated the applicant was present to address any questions. **A motion to open the Public Hearing was made by Gilbert Torres/James Horan.** All members present voted aye. Chairman Medlin stated the applicant would be allowed to speak and then those in opposition. Mr. Gonsoulin, the applicant was present and addressed the commission. He explained that he had a current business in La Marque which had been operating for years and desired to relocate to Texas City for better exposure. He further elaborated on his plans to improve the parking lot and landscaping plans. He answered questions posed by the members. Mr. Torres asked if he would be doing anything to the exterior to enhance the appearance. Mr. Gonsoulin explained plans for relocation of the fence and screening around the outside condensing unit to hide it from view, etc. Chairman Medlin then asked if there was anyone else to speak in favor of the request. Mr. John Coody, President of the Pipefitters Union, representing the union as the current owners of the property spoke in favor of the request. Mr. James Selman then addressed the members. He asked questions about what the building was currently zone for and stated his concerns about possible future uses such as the sale

of alcoholic beverages or a night club going in if this building was sold. Mr. Carroll clarified the uses allowed under the "D" (Neighborhood Services) classification and stated the sale and use of alcohol would not be allowed under this district. He also stated there is a church across the street which would preclude the sale and consumption of alcoholic beverages on this site. There was no further discussion and a **motion was made by Gilbert Torres/Bert Dahl to close the Public Hearing.** All members voted aye. **A motion was then made by Gilbert Torres/Perry O'Brien to approve the rezoning request. All members present voted aye.**

There was no further business to discuss and a **motion was made by Gilbert Torres/Bert Dahl to adjourn. All members present voted aye.**

A handwritten signature in black ink, appearing to read "Donald Carroll", written over a horizontal line.

Donald Carroll, Secretary

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Tom Medlin, Chairman

To: Mayor Doyle and City Commission

From: Don Carroll, City Planner

Date: May 20, 2010

Re: Rezoning Request for Mark Gonsolulin (825 25<sup>th</sup> Street North)

This rezoning request was reviewed and considered by Staff and the Zoning Commission. Staff Development Review Meeting was held on April 20<sup>th</sup> and the Rezoning Public Hearing was held on May 19<sup>th</sup> 2010. There were no controversial issues related to this rezoning request. The development intent is to utilize a pre-existing commercial structure that has been vacant and not utilized for some time. Because our Zoning Ordinance is non-pyramidal (i.e., the ordinance will not allow the proposed hair salon business intent to go in under the current zoning district designation of O-P ~ Office Professional) the request required a formal rezoning change and public hearing. All performance standards associated with the request will be adhered to and met. The one exception is with the masonry provisions. This is due to the building is an existing structure and it will not be expanded. The site will have additional landscaping and the parking lot will be reconfigured in order to enhance the aesthetics and curbside appeal of the property. The consensus with Staff and the Zoning Commissions is that the hair salon proposal is a viable and compatible land-use intent that will not be in conflict with the existing properties developed and located within the vicinity. After the Zoning Commission reviewed the information presented by the applicant, staff and concerned property owners the Zoning Commission members present unanimously voted to recommend approval of the rezoning request. Reference the Zoning Public Hearing Minutes of May 18, 2010 for a detailed summary of the issues discussed during the Public Hearing.