

Giddings Planning and Zoning Commission Board Members

Chairman Gina Reat
Vice Chairman Julie Lucas

Tony Raiford
Kevin Schkade
Wayne Bennett

Giddings Planning and Zoning Commission- Regular Meeting Minutes
Tuesday, December 29, 2020 at 6:00 p.m.

1. Call to Order

The Meeting was called to order by Chairperson Gina Reat at 6:04 p.m. with the following present:

Members Present: Julie Lucas, Kevin Schkade, Wayne Bennett, Gina Reat, Tony Raiford

City Staff Present: Code Compliance Official Eric Culpit and City Secretary Andrea Ray.

2. Approval of minutes from meeting held on August 18, 2020.

A motion was made by P&Z Board Member Kevin Schkade and seconded by P&Z Board Member Julie Lucas to approve the minutes from the meeting held on August 18, 2020.

The motion carried by the following vote:

Ayes: P&Z Board Members Reat, Lucas, Bennett, Schkade, Raiford

Nays: None

3. PUBLIC HEARING:

Public Hearing regarding the possible Zoning Change Application filed by Carlos De La Rosa requesting that block 275, Lots 1-2 located at 801 S. Williamson Street be rezoned from (R-1) Residential to (GC) General Commercial and (R-2) Residential to build an addition to existing residence for a (Duplex).

OPENED PUBLIC HEARING AT 6:07 P.M.

Gary Proctor spoke at the Public Hearing to request that the zoning change be denied. Mr. Proctor gave history about the property he and his wife bought on 979 S. Caldwell St. In 2019 they relocated from Galveston to the current address. They chose to purchase a dilapidated property with the express intent of revitalizing it as our final home. Mr. Proctor stated the they have invested time, effort and money to improving our property. With his opinion a multi-family rental structure or commercial property in this area will have an adverse impact on property values. The proposed change to zoning of the property in question would likely entice other investors/people to request the similar zoning change to properties nearby.



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Michelle Manigault spoke at the Public Hearing; she expressed her strong opposition to the Zoning Change. One concern was the taxes are going up due to multi-family structure. The traffic would increase in the neighborhood. Building on the lot would be an impact on the wildlife habitat. Michelle and her husband bought this property 828 S. Caldwell St. in their early twenties and lived there for twenty plus years. They do not want a zoning change to let multi family structure in this neighborhood.

Carlos De La Rosa, spoke at this time to defend the request for the zoning change to his address at this time. Carlos and his wife Andrea, presented that wanted to turn the house at 801 S Williamson into a duplex. They would live on one side and rent other part to a family. Carlos stated he spoke to Lee County Appraisal Office and the taxes would not go up in the neighborhood. The house on the property would be remodeled.

CLOSED PUBLIC HEARING AT 6:11 P.M.

- 4. Discussion and take possible action to allow Carlos De La Rosa requesting that block 275, Lots 1-2 located at 801 S. Williamson Street, be rezoned from (R-1) Residential to (GC) General Commercial and (R-2) Residential to build an addition to existing residence for a (Duplex).**

Code Enforcement Eric Culpit stated that Carlos De La Rosa came in and filed for a Zoning Change Application. At that time, we followed all steps as sending out 57 letters to surrounding area of 500 feet. With two letters that opposed the Zoning Change of 801 S. Williamson.

A motion was made by Board Member Tony Raiford and seconded by Board Member Julie Lucas deny Carlos De La Rosa requesting that block 275, Lots 1-2 located at 801 S. Williamson Street, be rezoned from (R-1) Residential to (GC) General Commercial and (R-2) Residential to build an addition to existing residence for a (Duplex).

The motion carried by the following vote:

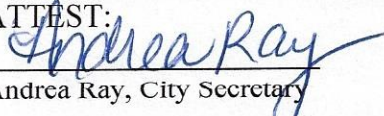
Ayes: None

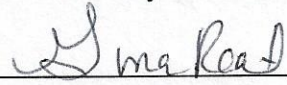
Nays: P&Z Board Members Reat, Lucas, Bennett, Schkade, Raiford

Code Enforcement Eric Culpit will present to Giddings City Council Regular meeting on January 11, 2021 the Planning and Zoning recommendation to deny Carlos De La Rosa request that block 275, Lots 1-2 located at 801 S. Williamson St. be rezoned from (R-1) Residential to (GC) General Commercial and (R-2) Residential to build an addition to existing residence for a (Duplex).

- 5. Adjournment-** Chairman Gina Reat adjourned at 6:25 p.m. on Tuesday December 29, 2020.

ATTEST:


Andrea Ray, City Secretary


Gina Reat, Chairperson

