

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**SEPTEMBER 22, 2016**

**VII) PUBLIC HEARINGS**

**Case No. 16-182**

**A request by D & M Leasing, LLC (owner) to rezone land from R-3 (medium Density Multiple-Family Dwelling District) to C-1 (Intermediate Business District). The 0.3-acre subject site is located on the west side of College Avenue, approximately 250 feet south of Business Loop 70, and is addressed 1201 N. College Avenue.**

MR. STRODTMAN: May we have a staff report, please? Oh, we've got a new one on there.

MR. MACINTYRE: Yes, I am.

MR. STRODTMAN: Hello.

MR. ZENNER: Well, he's not sick, so we'll be okay now.

MR. STRODTMAN: That's good. We don't want to be sick. Mr. MacIntyre, are you doing staff report, it looks like maybe?

MR. MACINTYRE: I am.

MR. STRODTMAN: Well, it's all yours.

MR. MACINTYRE: I'm going to do it. As my two-year-old says, going to do it. Okay.

Staff report was given by Mr. Steve MacIntyre of the Planning and Development Department.

Staff recommends:

- Approval of the proposed rezoning from R-3 to C-1.

MR. STRODTMAN: Thank you, Mr. MacIntyre. Are there any questions for staff? I've got a quick one. On the aerial that you show now, that red line, are those cars, are those vehicles that are parked along that northern red line, are those with the business that we're discussing or does that go with -- do those vehicles go with the building to the north; do you know?

MR. MACINTYRE: I believe those —

MR. STRODTMAN: I think my question is, is do they have -- is that some kind of a parking relationship with that owner that has been established? Is that not part of the parking? Do they have --

do they have ample parking for this site as it is?

MR. MACINTYRE: I saw that the applicant's surveyor put his hand up. So I'll --

MR. STRODTMAN: We'll learn more in a minute, I guess.

MR. MACINTYRE: I'll let him answer the question, if that's all right with you, but I --

MR. STRODTMAN: Well, I'll wait, than have incorrect information, so we'll wait.

MR. MACINTYRE: Thank you.

MR. STRODTMAN: We'll wait for that question answered.

MR. MACINTYRE: I'll save you, but --

MR. STRODTMAN: Any additional questions for staff? I see none. As this is a public hearing item, I will open the hearing to the public.

### **PUBLIC HEARING OPENED**

MR. STRODTMAN: If you would like to please come forward. Please give us your name and address.

MR. LUKE: Good evening. I'm Ron Luke, Luke Surveying, 914 North College. I'm just up the street from this place on the opposite side. Schilby's Tire & Wheel on the corner is the owner of this particular lot. They own both halves of the lot. It's in two different halves on their deed, but they own both halves and as well as the entire tire and wheel place down at the corner. In answer to your question about the cars, they are cars from Schilby's. They have been backed up there when they took the photo. Those have been serviced and not much employees park around there, but the employees will park behind this building when they were using it. There is a asphalt lot a little bit behind the building that they'll park in -- or gravel lot back behind the building.

MR. STRODTMAN: Behind as in the west?

MR. LUKE: Yeah. To the west of this.

MR. STRODTMAN: Thank you. Yeah.

MR. LUKE: This is a metal-frame structure that was built in 1960, four years prior to zoning being implied -- being implemented for Columbia. The thing has got a concrete-block structure around it. There's a metal door -- garage door on the back, metal siding in back. I mean, it was built as a commercial building in 1960 and been used as such. They most recently ran

camper truck tops out of that place and had them stored outside on the south side of the building and inside, both, and they're just selling that off to create an opportunity for a business for somebody. And I've heard electronic appliance repair on it. I've also heard Robinson Cleaners is interested in it, and they're diagonal to the northwest of there. The parking behind it, if they use it, they'll have to get an easement through Schilby's remaining property, but you see those cars parked about a 30-foot-wide easement right through there. The staff's view and our view is that somehow it fell through the cracks when rezoning -- or when zoning took place, and it came in. It was an R zoned. If you've got any other questions, I can answer those maybe.

MR. STRODTMAN: Thank you, Mr. Luke. Are there any questions for this speaker? I see none. Thank you, Mr. Luke.

MR. LUKE: Thank you.

MR. STRODTMAN: Are there any additional -- any additional speakers for this item? I see none.

#### **PUBLIC HEARING CLOSED**

MR. STRODTMAN: Commissioners, any discussion on this matter? Mr. Stanton?

MR. STANTON: Mr. Chair, I would like to move this forward if there isn't any more discussion. I would like to recommend --

MR. STRODTMAN: I see no one fighting for discussion, so move forward, please, sir.

MR. STANTON: As to Case 16-182, I move to approve rezoning from R-3 to C-1.

MS. RUSHING: Second.

MR. STRODTMAN: Thank you, Mr. Stanton, for that motion. Ms. Rushing, thank you for that second. Any discussion on this motion? I see none. Ms. Burns, may we have a roll call, please.

MS. BURNS: Yes.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Loe, Mr. Harder, Mr. MacMann, Mr. Stanton, Mr. Strodtman, Ms. Rushing, Ms. Russell, Mr. Toohey, Ms. Burns.**

**Motion carries 9-0.**

MS. BURNS: It's nine in the affirmative. The motion carries.

MS. STRODTMAN: Thank you, Ms. Burns. That motion -- that recommendation will be forwarded to City Council for their consideration.