

PLANNING AND ZONING WORKSHOP

Charles Mais Chairman
Wanda Polasek Vice-Chairman
Wendy Schaefer Secretary
Connor Fillingim Commissioner
Charles Chenoweth Commissioner
Mark Mueller Alternate



City of Saint Hedwig

13065 FM 1346, St. Hedwig, Texas 78152
210-667-956

Tuesday, July 26, 2022

7:00 PM

Saint Hedwig City Hall

APPROVED MINUTES

1. CALL MEETING TO ORDER

Chairman Mains called the meeting to order at 7:03 pm.

2. ROLL CALL AND ESTABLISH A QUORUM

Chairman	Charles Mais	Present
Vice-Chairman	Wanda Polasek	Present
Secretary	Wendy Schaefer	Present
Commissioner	Connor Fillingim	Present
Commissioner	Charles Chenoweth	Present
Alternate	Mark Mueller	Present

3. PLEDGE OF ALLEGIANCE

Chairman Mais led the Pledge of Allegiance.

4. PUBLIC COMMENTS

Chairman Mais reminded everyone that 5 minutes is allocated for each citizen to be heard. Discussion of any item not on the agenda shall be limited to 1) Statements of specific factual information given in response to any inquiry; 2) A recitation of existing policy in response to an inquiry; 3) A proposal to place the subject on the agenda for a future meeting. **Time cannot be passed to other speakers.**

- Raymond Noble, 875 N. Graytown Rd. - has lived here 9 years, lived in this area for 10 years. Zoned A-1R and has 5-acres, took about a year to find this place. Most places were either unlivable or too expensive. Moved from West Texas where he had 16-acres to his current A-1R of 5-acres here in Saint Hedwig. 5-acres is just about right in his opinion. Thought this was a joint workshop and that City Council would be here, however, on the Zoning Map you can see that 99% of the map is A-1R. His initial impression is that the Zoning Ordinance would be written in favor of A-1R and sometimes in listening to the discourse between the P&Z and City Council he is not sure it is. At a loss sometimes because some of the things that go on lean in the direction of R-2. All of his neighbors own 50, 100, 200+ acres, they are all ranchers/farmers who either work their own fields and/or lease the fields out for agricultural use. He is from the farming/agricultural background and from that lifestyle and glad to live in A-1R and in a farming community.
- Zoning Ordinance 1404, Section V. "A-1R" Agricultural Residential District, Section A. "Purpose" states: "The A-1R Agricultural Residential District is established to be used primarily in areas where agricul-

tural uses or open space is to be retained. These lands are for agricultural or open space purposes until needed for urban purposes in conformity with the orderly growth of the city.” To him that says that A-1R is sitting there until it can be used or disposed of as Ag property converted over to R-2 property. The wording is written in a way that doesn’t put A-1R as a primary zoning classification, seems to put it as something less. That could be the reason that people think Saint Hedwig is trying to be directed towards a developed residential community and he would hate to see that because Saint Hedwig is unique. One of the things that struck him about Saint Hedwig is that is still is the way it was about 150 years ago. There is not much residential here, it is primarily agriculture and he would hate to see that change.

5. WORKSHOP

A. Workshop to discuss proposed changes to Zoning Ordinance 1404 - Appendix D

INDUSTRIAL USE:	Airport	* clarify if this is private or commercial airport?
	Brewery	* is this micro or full brewery? * Change listing to read Brewery/Microbrewery make it SUP in HD-1 and C
	Foundry	* remove all together, don't allow * leaves land contaminated (ie Alamo Iron Works) * Contaminate for the environment
	Junkyard	* remove all together, don't allow

DISCUSSION:		<ul style="list-style-type: none"> * if item is not specifically listed we need verbiage to cover that/us from City Attorney * Commissioner Polasek will provide a complete updated copy of proposed changes of Appendix D to all P&Z for their review prior to next P&Z meeting on August 16th * Commissioner Polasek will request a joint workshop with City Council to review Zoning Ordinance for a date after August 16th
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MOTION	Commissioner Fillingim motioned to leave SUP requirements the way it stands right now - you apply for SUP and if granted you have it with no renewal requirements
SECOND	None
NOT IN FAVOR	Motion not approved, motion denied.
MOTION:	Commissioner Chenoweth motioned to keep P&Z's original recommendation for SUP of 5 year term and requiring signed affidavit for renewal every 5yrs @ no additional charge to the citizen.
SECOND	Commissioner Polasek second the motion.
APPROVED	Motion approved.
ROLL CALL	Commissioner Polasek - For/Yes Commissioner Chenoweth - For/Yes Commissioner Schaefer - For/Yes Commissioner Mais - For/Yes Commissioner Fillingim - Against/No

10. ADJOURNMENT

Chairman Mais adjourned the meeting at 8:57pm