

Zoning Commission met for a Public Hearing on March 1, 2022, in person at 907 E. Houston St., Cleveland, Texas with Board President Julia Payne presiding.

ZONING BOARD MEMBERS: Julia Payne, Brent McWaters, Mike Penry, John Bledsoe, Eisha Jones

ABSENT BOARD MEMBERS: Cheryl Driver

EMPLOYEES: Angela Smith, Stacy Williams, Jennifer Jeude

ATTENDEES: Tammy Tullos, Enos Tullos, Tommy Haze, Rick Axton, Kelly Axton, Tommy Ham, Donald Fiddes, Felicia Fiddes, Fred Terrell, John McDonald, Delpha McDonald, Sean McDonald, Glinda Plumlee, Jim Plumlee, Carolyn McWaters, Jim Bloss, Ann Furlough, Weldon Furlough, Sam Parker, Cheyenne Parker, David Olson

Board President Julia Payne called the Zoning Commission meeting to order at 6:00 pm and did a roll call, which showed that there was a quorum. Mike Penry gave the invocation and everyone recited the pledge to the U.S. and Texas flag.

OPEN PUBLIC HEARING

1. **Public hearing on an application for zone change from R1-Residential to GC-General Commercial from First Baptist Church for location listed at 400 W Hanson, listed as:**

- a. **Dunnam, Sec 1, Block 2, Lot 3-12 & Alley, Acres 1.7218**
- b. **Dunnam, Sec 1, Block 2, Lot 1 2, Acres .3444**

Public Hearing opened at 6:01 p.m.

- Kelly Jenkel-Axton (312 Doris) - spoke against rezoning commercial. Has property on Dunham. People live in residential area for tranquility.
- Tammy Tullos (200 Jordan) - spoke against rezoning commercial. Concerned it would affect home values and quality of life.
- Donald Fiddes(501 W Houston) - spoke against rezoning commercial. Moved into neighborhood in 2020 and prefers it to stay residential.
- Fred Terrell (403 Dudley) - spoke against rezoning commercial. Historical neighborhood and would like to maintain that.
- Sean McDonald (400 W. Houston) - spoke against rezoning commercial. Purchased home last year would be shame to have a rezoning to general commercial.
- Ann Furlough (312 W. Houston) - spoke against rezoning commercial. Want a peaceful retirement home to escape outside noise. Does not want rezoned commercial.
- Tommy Ham (Pastor First Baptist Church) - spoke on behalf of the church and their request for zone change. Does not want to bring any hurt to

neighbors. Not enough resources to restore the old church building. If zoned commercial it would be worth more.

- Rick Axton (200 Dunham) - spoke against rezoning commercial. House was built in late 1800s. Asked Tommy Hammond if whole block would be rezoned commercial. Mr. Hammond replied "Yes". Concerns about warehouse being built and bad traffic.
- Enos Tullos (200 Jordan) - spoke against rezoning commercial. Concerns about it being rezoned commercial. Does not want to have to move again.
- Glenda Plumlee (512 W. Houston) - spoke against rezoning commercial. Home built by grandfather and means a lot to her and people who used to live there.
- (650 Dunham) - Would prefer it to be residential. If commercial add covenants/restrictions.
- Tommy Ham (Pastor First Baptist Church) - Assured by real estate agent that it would be hard to sell as residential so they are asking for commercial. They can bring something in that would be beneficial to the community.
- Carolyn McWaters (401 W. Hanson) - spoke against rezoning commercial. House built in 1928. Proud of great neighborhood. Not a good idea to rezone as commercial.
- Welden Furlough (312 W. Houston) - spoke against rezoning commercial. Wants to retire there.
- Kelly Jenkel-Axton (312 Doris) - rezoning could also affect tax values.
- Niki Coats (1007 S. College) - spoke for rezoning commercial. Cannot afford to remodel First Baptist Church.
- Sam Parker (100 S. Mason) - Not easy to keep residential. Would rather local businesses than a distribution center.
- Kevin Hughes (306 W. Houston) - Resident for 6-7 years. Consider residential and part commercial as apartments.
- Cheyenne Parker (100 S. Mason) - Owns a business and it is hard to find a good space that meets needed size and regulations. Would not mind seeing more options for commercial businesses. If zoned commercial put restrictions.
- Rick Axton - concerned rezoning would affect everyone's tax revenue.
- Regina Ott (503 Dudley) - spoke against rezoning commercial. Lifelong resident of Cleveland. Does not want commercial area put in at all. Neighborhood is our home.

2. Close Public Hearing

Public Hearing closed at 6:59 p.m.

Action or Consideration by the Board

3. **Consideration and possible action to issue a final report and recommendation to City Council on an application for zone change from R1-Residential and GC-General Commercial from First Baptist Church for location listed at 400 W Hanson listed below and an ordinance amending the City's comprehensive plan Comprehensive Zoning and Map.**
- a. **Dunnam, Sec 1, Block 2, Lot 3-12 & Alley, Acres 1.7218**
 - b. **Dunnam, Sec 1, Block 2, Lot 1 2, Acres .3444**

City Attorney David Olson addressed the residents. Zoning Board will make a recommendation to City Council. The City cannot make restrictions if zoned commercial and cannot limit the property to only a coffee house.

Boardmember McWaters thanked the citizens for coming out and speaking. Board President Payne spoke on the reason the City made zoning.

Boardmember Brent McWaters made a motion to recommend the denial of the zone change with a second from Eisha Jones. Boardmembers Brent McWaters, Julia Payne, Eisha Jones and John Bledsoe voted "AYE". Boardmember Mike Penry abstained. Motion passes.

4. Adjourn

Board President Payne made a motion to adjourn with a second from Boardmember McWaters. Meeting adjourned at 7:13 p.m.

PASSED AND APPROVED this 19th day of April 2022.


Board President

ATTEST:



Angela Smith, TRMC
Director of Admin Svcs
City Secretary