

**CITY OF SCHULENBURG
SCHULENBURG, TX
NOVEMBER 14, 2017**

The Schulenburg City Council met in special session on Tuesday, November 14, 2017, at 6:00 P.M., in the Council Chambers, 607 Upton Avenue, Schulenburg, Texas 78956. Council members present included the following: Mayor Otto Kocian, Alderman Chip Bubela, Alderman Wendy Fietsam, Alderman Arnold Stoever, Alderman Harvey Hercik and Alderman Larry Veselka. City Staff included Tami Walker, City Administrator and City Attorney Monte Akers. Guest attending were Fawn Zimmermann, Ona Marak, Ryan Wotipka, Ivan Velasquez and Zaki Ghanem.

Mayor Otto Kocian called the meeting to order and read the agenda item: The City Council will consider and discuss zoning and land uses, including the regulations of manufactured, industrial and similar housing, conditional use permits, consolidation of the Planning and Zoning and Board of Adjustments and any related issues. Tami Walker, City Administrator refreshed the council on the intentions and purpose of the workshop then turned it over to City Attorney Monte Akers.

Monte Akers proceeded to explain an ordinance regulating modular homes, HUD code homes, mobile homes, container homes, barnminiums, tiny homes, travel trailers, manufactured home parks, prohibiting installation of additional (pre-1976) mobile homes in the city, and designating locations where such homes may be located in the city. The difference between modular homes and "stick-built" homes was explained, as well as the difference in the types of homes and tags of how they are identified. Council was reminded that homes less than 10 years old would be placed in the R5 district and mobile home parks. Mr. Akers then stated the city could place restrictions to where a stick-built and/or modular home would be required to provide equal value. He then presented some samples of restrictions that other towns impose.

Alderman Chip Bubela questioned why would the city not allow other types of homes described as tiny homes, container homes, silos and barnminiums. He stated that we should want to welcome these homes to our town. Alderman Chip Bubela reached out to Alderman Harvey Hercik stating he understands his position, but would like to see some compromise. Alderman Harvey Hercik said he could understand barnminiums, but not tiny homes, container homes and silos. Mr. Hercik shared a copy of the previous and current mobile home district maps reflecting what council amended from previous meetings.

Alderman Wendy Fietsam noted that she would like to see some changes and less restrictions to our community. She then recognized Ryan Wotipka in the audience and his knowledge of the different types of homes and the trends. Mr. Wotipka was given the opportunity and share his opinion about the direction the city should consider and referring to the need of housing and welcoming those that want to relocate.

Resident Fawn Zimmermann spoke out about 2 acres of property she would like to enhance by building something to generate additional income. She encouraged to not have so many restrictions and to welcome the ideas that were being brought forward.

Mr. Ryan Wotipka designed a plan of what a potential tiny house area could look like on open space that is available. There was also some discussion on what are the requirements of operating a Bed & Breakfast - VRBO - Air B&B. These properties seem to be respectful and restrictions are attached based on the property you are reserving.

Monte Akers then suggested to the council that maybe a planning committee be considered based on the interest from everyone attending the workshop. He asked if the city had a comprehensive plan in place and if so, it would be a good start to address some concerns of housing.

Resident Zaki Ghanem stated his concerns of land value deterioration, individuals like him are looking for simple living and while rules and regulations are needed; but be limited. Saturation of regulations are not what people want. He commented to being interested in placing a tiny house on his property to generate additional revenue.

Alderman Harvey Hercik then inquired to Monte Akers to explain the combining of the Planning and Zoning and Board of Adjustments. A Zoning Commission must go before council and limited to making recommendations. Board of Adjustments is not required by state law for a Type A General Law city. The BOA has 4 functions and they are the following:

- Appeals Land Use
- Grant Special Exceptions
- Grant Variance
- Assignments from Council - ex: Special Use Permits

Special Use Permits amends the zoning ordinance. The Zoning Commission then acts as the hearing board. Mr. Akers mentioned conditions and/or restrictions mandatory on Special Use Permits.

Monte Akers was asked by council to proceed forward with the necessary amendments to the ordinances for the City of Schulenburg related to the combining of Planning & Zoning and Board of Adjustments, as well as the amendment to Section 5.41.1. Council should anticipate having the process complete by the end of January or beginning of February.

Alderman Larry Veselka made a motion to adjourn the meeting, seconded by Alderman Harvey Hercik. Motion passed unanimously. Meeting adjourned at 7:18 p.m.