

At the Public Hearing held in the Council Chambers by the City Council, October 21, 2019, the following proceedings were held and entered in this record in the following words and figures to wit:

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City Clerk

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Mayor

The Mayor called the Public Hearing to order at 5:30 P.M.

Roll Call - Aldermen Bryant, Budd, Burtle, Dorchinecz, Driskell, Lanzotti, Olive, and Skultety were present.

Also present were Mayor Barry, City Clerk Lilly, City Attorney Romano, the Plan Commission members, and audience members listed on sign in sheet.

Mayor Barry announced that the purpose of the Public Hearing was to consider the request by West School Investments LLC to rezone from Residential-1(R-1) to Commercial-1(C-1) property located at 300 N. Elevator.

Mr. Joe Curvey was in attendance to discuss a proposed building project at the property located at 300 N. Elevator, known as the West School property. He distributed a new Zoning map prepared by Brent Windell, Surveyor. His intention is to rezone to Commercial-1(C-1) and subdivide the entire property into a total of four parcels. He has a purchaser for the corner of his property at Houston and Spresser Streets. Stacie Hutchens-Joyce was present to discuss her plans to build a spa/salon at that corner. The parcel adjacent on Spresser Street will be for sale as well. These two parcels are approximate .92 acres each. The entrance off Spresser Street would serve the entire area. There are no current plans for the larger parcel on Houston Street; it may be kept for residential development. The West School building may become a mall should Mr. Curvey find renters for the space; he has had interest from a day care, caterer, and plans for a theater in the gym.

The West School building is known to have asbestos and mold. This would need to be remediated in order for it to become safe. Mr. Curvey stated that if asbestos is undisturbed, it can be covered up. The asbestos is located in the flooring and also in a sealed tunnel under the building, according to the environmental survey done by the TCUSD#3 prior to the sale of the building. He was unaware of the mold but noted that he would address this if it is found to be present.

Mr. Curvey discussed the extension of Poplar Street that is a portion of the West School Investment LLC. He plans to deed this extension back to the City. This will decrease the traffic in and out as an entrance to the West School parking lot.

Residents of the neighborhood questioned where the parking would be and what would separate their adjacent property from the development. Mr. Curvey stated that parking would be located on the North and South sides of each property, with the main drive off of Spresser Street to decrease the traffic flow off Poplar and Elevator streets. He also stated that a fence would be put up to divide the development from the homes.

The Plan Commission requested a footprint of the building on the property map, as well as information on sidewalks and drainage ponds for the development area. A vote was taken to carry over the discussion to the next scheduled meeting until the road off Poplar is deeded back to the City and the fence is proposed as a divider.

Motion by Alderman Burtle and seconded by Alderman Driskell to adjourn the meeting. The motion carried (8-0).

The Public Hearing adjourned at 6:08 P.M.