



**MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING
January 20, 2020
5:30 PM**

Planning & Zoning Commission Members Present: Richard Connally, Chairman; Angela Kidd, Place 2; Brent Gibson, Place 5; Dennis Quinn, Place 6; and Robert Fleming, Place 7

Planning & Zoning Commission Members Absent: John Mauldin, Place 1; Michael Frazier, Place 3; and Merle Breitenstein, Alternate.

City Staff Present: Karen Mitchell, Planning Consultant; Steve 'Aaron Maldonado, Development Services Director; Jan Morris, Permit Clerk; and Alice Holloway, City Secretary

A. CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

The meeting was called to order at 5:39 pm and a quorum was announced.

B. Citizens Forum

The Planning & Zoning Commission invites citizens to speak on any topic. However, unless the item is specifically noted on this agenda, the Planning & Zoning Commission is required under the Texas Open Meetings Act to limit its response to responding with a statement of specific factual information, reciting the City's existing policy, or directing the person making the inquiry to visit with City Staff about the issue. No Commission deliberation is permitted. Each person will have 3 minutes to speak.

No citizen signed up to speak

C. Workshop

- a. Discuss and review the draft rewrite of the Zoning Ordinance.

Planning Consultant Mitchell stated that this is the 4th meeting regarding the rewrite of the Zoning Ordinance. Mrs. Mitchell stated that the following topics have been addressed in the draft ordinance:

- CUP Requirements
- Commercial Business – Structure Buildings
- Permitted Uses
- Setback Requirements
- Minimum Size Lot Requirements

Mrs. Mitchell stated that the goal of the draft Zoning Ordinance is to make it easier to understand for everyone. She stated that only 15% of the current Zoning Ordinance has been changed. In addition, she explained the next steps to move forward:

- City Attorney Review
- Joint Meeting with the Planning & Zoning Commission and City Council

The following topics were reviewed and discussed regarding the draft ordinance:

- Driveway Material – staff noted that they would add definition for Parking Facility
- Off Street Stacking Requirements for Drive Through Facilities
Commissioner Flemings stated that he disagrees with item “F” (Garage doors or service bays for auto/boat motor vehicle related uses shall not face a street, unless it is fully screened with live landscaping or a screening wall).
Commissioner Flemings stated that he believes it will make it harder for new businesses.
Mr. Esley Henderson (citizen) asked if this section will stop vehicle access and Mrs. Mitchell answered no.
No other commissioner disagreed with this section.
- Preferred Tree List
Commissioner Flemings expressed concerns regarding the list.
Staff agreed to remove the following trees from the list: Mexican Plum, Bradford Pear, Aristocrat Pear, Bur Oak, and Chinese Tallow.
Staff agreed to add the following trees to the list: Japanese Maple and Pin Oak.
- Use of Alternative Fencing and Screening Materials
The commission had concerns regarding the clarification of this section.
Staff agreed to add definition for electric fence and research and possibly list voltage requirements.

D. FUTURE AGENDA ITEMS/REQUESTS BY COMMISSIONERS TO BE ON NEXT AGENDA

(Commissioners shall not comment upon, deliberate, or discuss any item that is not on the agenda. Councilmembers shall not make routine inquiries about operations or project status on an item that is not posted. Any Commissioners may, however, state an issue and a request that this issue be placed on a future agenda.)

No future agenda items requested

D. Adjourn

The meeting was adjourned at 6:37 pm.

Richard Connally
Planning & Zoning Chairman

ATTEST:

Alice Holloway, TRMC
City Secretary

Approved: