

MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT 6:30 P.M., NOVEMBER 9, 2009, 711 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS

Present: Chairman Jane Ann Cruce, Vice Chairman Richard Allen, Commissioners, Ginny Stuit, Terry Tosch, Jack Akin, Barbara Dunn,
Absent: Bob Johnson
Staff: Manager of Planning and Zoning Jeff Armstrong, Senior Planner Garrett Langford, Planner Liz Butler, Planner Danielle Wonkovich, Deputy City Attorney Liz Lunday

Chairman Cruce called the meeting to order and declared a quorum present.

I. APPROVAL OF THE MINUTES OF THE SEPTEMBER 28, 2009, MEETING

A motion was made by Ms. Stuit and seconded by Ms. Dunn to approve the minutes of September 28, 2009. The motion passed unanimously.

II. PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENT

A. Consider a zoning text amendment that would amend Section 2-600 and Section 6-100 that would modify or create new regulations governing the permitting, height, size, placement, exterior materials and other construction standards for front carports (Zoning File No. 2009-05).

Garrett Langford presented the request. Mr. Langford explained that the proposed changes to the Zoning Ordinance would establish design standards for front carports and revise the approval process for front carports. Staff and Commission discussed the proposed changes. Several of the commissioners were concerned about the cost of the carports under the new regulations. Mr. Allen stated that the families in these areas might be least likely to afford to build under these specifications. Mr. Akin asked about variances to the new regulations. Mr. Armstrong stated that there are no provisions for variances but that could be changed. Mr. Langford also explained that existing carports would become legal, non-conforming and if removed for any reason, could only be rebuilt as per the new regulations. Chairman Cruce questioned the difference in cost for metal carports and the carports as proposed in the amendment. Mr. Allen estimated that metal carports were approximately \$2,500 and the others could be as high as \$10,000. Ms. Cruce was concerned that this would be cost prohibitive and keep people who really need a carport from getting one. Mr. Allen asked whether BOA had input on construction of carports. Mr. Akin explained that they did not. Mr. Langford explained that it would be possible to come up with specifications for metal carports. Ms. Cruce stated that it is good to improve the appearance but that the cost is relevant and important to the citizens. Mr. Langford stated that adopting any design standards would increase the cost of construction such as with the adoption of the Community Appearance Manual and accessory building design standards. Chairman Cruce stated that there were significant differences in raising the cost of commercial development and quadrupling the cost of a carport for an individual resident. Mr. Allen said he would like to see more alternatives for design standards and Ms. Cruce agreed suggesting a tiered system, maybe with some allowed by right and others by special exception. Ms. Cruce opened the public hearing. No one appeared and Ms. Cruce closed the public hearing.

A motion was made by Mr. Allen and seconded by Ms. Stuit to table the request until the next meeting. The motion passed unanimously.

III. DIRECTOR'S REPORT

A. Report on recent City Council action.

Jeff Armstrong reported on recent and upcoming Planning and Zoning items.

There being no further business for the Commission, Chairman Cruce adjourned the meeting at 7:30 P.M.

Jane Ann Cruce, Chairman