

MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT 7:00 P.M., JULY 14, 2008, 711 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS

Present: Vice Chairman Jane Ann Cruce, Commissioners Barbara Dunn, Terry Tosch, Ginny Stuit, Bob Johnson

Absent: Chairman Tony Apel, Commissioner Richard Allen

Staff: Director of Community Development Richard Gertson, Manager of Planning and Zoning Jeff Armstrong, Planner Bee Martin, Neighborhood Planner Arti Waghray, Deputy City Attorney Liz Lunday, Administrative Secretary Kim Attebery

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

I. APPROVAL OF THE MINUTES OF THE JUNE 23, 2008, MEETING

A motion was made by Ms. Stuit and seconded by Ms. Dunn to approve the minutes of June 23, 2008. The motion passed unanimously.

II. DRIVEWAY VARIANCE

Consider a traffic variance request by 9911 Lake June Properties, L.L.C., to reduce the minimum driveway width from 150 feet to 26 feet on property located at 120 E. Davis St.

Charles Voight presented the case. He acknowledged receipt of staff recommendations and stated they were in agreement with modifications.

A motion was made by Mr. Johnson and seconded by Ms. Stuit to approve the request as modified by staff. The motion passed unanimously.

III. PLATS

Consider a plat for Driftwood Village Shopping Center, submitted by Bury & Partners-DFW, Inc., located on the south side of Driftwood Dr., approximately 185 feet west of Gus Thomasson Rd., Driftwood Village Shopping Center, Block A, Lots 1 & 3.

Heather Rimmer, with Aldi, presented for the applicant and acknowledged receipt of staff recommendations.

A motion was made by Mr. Johnson and seconded by Mr. Tosch to approve the plat with staff recommendations 1 through 15. The motion passed unanimously.

IV. PUBLIC HEARINGS – COMPREHENSIVE PLANNING

Consider adoption of and recommendation to the City Council regarding the proposed Extraterritorial Jurisdiction element of the Comprehensive Plan.

A motion was made by Mr. Tosch and seconded by Ms. Stuit to postpone this item until the July 28, 2008, meeting. The motion passed unanimously.

V. PUBLIC HEARINGS – ZONING TEXT AMENDMENTS

Consider amendments to Section 2-600 that would modify or create new regulations governing the height, size, placement, exterior materials or other construction standards for residential accessory structures.

Richard Gertson presented the request. Staff and Commission discussed the proposal and possible options for stricter regulations. Vice Chairman Cruce opened the public hearing. No one appeared and Ms. Cruce closed the public hearing. Mr. Gertson suggested that the Commission postpone action until the next regular meeting to give staff time to research the possibilities for stricter standards and present the revised proposal at that time.

A motion was made by Mr. Tosch and seconded by Ms. Dunn to postpone this item until the July 28, 2008, meeting. The motion passed unanimously.

VI. WORKSHOP – UNIFIED DEVELOPMENT CODE

Opening Seminar Session 1: Overview of Scope and upcoming week. Background on History of Urbanism and Zoning, Reason for Form-Based Codes.

Kevin Klinkenberg, with 180 Urban Design, presented.

VII. DIRECTOR'S REPORT

Report on City Council action and other planning and zoning issues.

Mr. Gertson briefed the commission on recent City Council action and other issues.

There being no further business for the Commission, Vice Chairman Cruce adjourned the meeting at 8:27 P.M.

Tony Apel, Chairman