

MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT 6:30 P.M., FEBRUARY 8, 2010, 711 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS

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

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

I. APPROVAL OF THE MINUTES OF THE JANUARY 11, 2010, AND JANUARY 25, 2010, MEETINGS

A motion was made by Mr. Akin and seconded by Mr. Tosch to approve the minutes of the January 11<sup>th</sup> and January 25<sup>th</sup>, 2010, meetings. The motion passed unanimously.

II. 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). NOTE: This item was tabled at the November 9, 2009, meeting. At the November 23, 2009, meeting the Commission was unable to approve a motion regarding this item. At the January 19, 2010, City Council meeting, the City Council remanded the item back to the Planning and Zoning Commission for further discussion.**

Garrett Langford briefed the Commission on the history of the case, summarizing the outcome of the previous Planning and Zoning Commission and City Council hearings.

Commissioner Akin made several comments regarding the materials allowed and not allowed and stated that he thought front and back carports could have different requirements and that older neighborhoods, where there are already many carports, could be less restrictive. Chairman Cruce stated that she still had concerns about the affordability of the carports under the proposed standards. Mr. Johnson stated that while having a carport is not a right and that if residents want to build one they should have to meet the standards that are set, he believes there should still be an avenue for requesting a variance. Staff and Commission discussed at length the Board of Adjustment's current role and possible future role based on the proposed changes.

A motion was made by Mr. Tosch and seconded by Mr. Akin to table the discussion until the March 8, 2010, meeting asking staff for additional information on materials, approvals and other options. The motion passed 6 to 1 with Mr. Johnson dissenting.

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.

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Jane Ann Cruce, Chairman