



City of Farmers Branch

City Hall
13000 Wm. Dodson Pkwy
Farmers Branch, TX 75234

Meeting Minutes

Planning and Zoning Commission

Monday, July 8, 2019

7:00 PM

City Hall

Study Session Meeting – 5:15 PM

Present 15 - Chairman David Moore, Commissioner Tim Yarbrough, Commissioner Michael Driskill, Commissioner Jared Sullivan, Commissioner Linda Bertl, Commissioner Giovanni Zavala, Vice Chairman Sergio De Los Santos, Alternate Commissioner Jarrod Williams, Alternate Commissioner Bonnie Potraza, Tina M. Firgens AICP Director of Planning, Jenifer Paz AICP Lead Planner, Surupa Sen AICP Senior Planner, Brian Campbell Planning Technician, Hugh Pender Director of Community Services and John Land Deputy City Manager

A. STUDY SESSION

A.1 [19-336](#) Welcome new Planning and Zoning Commissioners Jarrod Williams and Bonnie Potraza.

Chairman Moore called the Study Session to order at 5:15 PM.

Chairman Moore thanked the Commissioners for their service.

Chairman Moore opened discussion on Study Session Agenda item A.1 welcoming new Planning and Zoning Commissioners Jarrod Williams and Bonnie Potraza.

Chairman Moore introduced himself and then opened the floor for introductions from Vice Chairman De Los Santos and the rest of the Commissioners.

Ms. Tina Firgens, Director of Planning, introduced herself and City staff.

Hearing no further questions or comments, Chairman Moore closed discussion on this agenda item.

A.2 [19-335](#) Discussion regarding Planning and Zoning Commission meeting procedures and participation.

Chairman Moore opened discussion on Study Session Agenda item A.2 Planning and Zoning Commission meeting procedures and participation.

Chairman Moore explained that, due to action by City Council, the Planning and Zoning

Commission was now a seven-member body with two alternate positions to provide consistency amongst all City boards and Commissions. Chairman Moore stated that both alternate Commissioners were required to attend all meetings, but would vote only in the absence of regular Commissioners.

Ms. Firgens stated that both alternate members would be permitted to participate in discussions during the Study Session and Regular Meeting. Ms. Firgens said in the absence of a regular Commissioner, Alternate Commissioner No.1 Jarrod Williams would fill this vacancy and in the absence of a second regular Commissioner, Alternate Commissioner No. 2 Bonnie Potraza would fill this vacancy.

Chairman Moore asked if Commissioner Williams would fill in for Commissioner Sullivan at this evening's Regular Meeting pending his absence and Ms. Firgens said yes.

Ms. Firgens said that City Council viewed the alternate positions as an opportunity to train these individuals and help them become regular members of their respective board or commission. Ms. Firgens said staff was supportive of this configuration for the Planning and Zoning Commission and noted that the Commission in the past had as many as eleven members.

Commissioner Bertl asked about meeting accommodations for boards and commissions of considerable size.

Commissioner Jared Sullivan entered the Study Session room at 5:28 PM.

Ms. Firgens said that City Council has revised attendance policies for boards and commissions and that now two unexcused absences could be grounds for removal from said board or commission. Ms. Firgens discussed the City's Code of Ethics ordinance related to what is considered an excused absence.

Commissioner Bertl asked about the procedure for reporting an excused absence.

Ms. Firgens discussed House Bill No. 2840 and how this may affect procedures related to citizen comments and public hearings moving forward. Ms. Firgens said citizens may be permitted to address any posted agenda item during both the Study Session and Regular Meeting and that the Commission could adopt procedures regarding limits for length of time for comments, the number of speakers and how citizens were to address the Commission. Ms. Firgens said that staff would bring forward to the Commission's Study Session in August revisions to the Commission's rules and procedures for their consideration. Ms. Firgens noted that City Council utilized a timer to limit the amount of time allocated for citizen comments.

Chairman Moore reminded the Commission about the mandatory training session for newly elected and reappointed members to the City's boards and commissions that would take place on July 9, 2019 at 5:00 PM.

Commissioner Driskill commented that he believed it would be ideal to establish time limits for the public hearings.

Commissioner Bertl asked about the location of the timer used by City Council.

Chairman Moore and Commissioner Sullivan commented that they believed it would not be ideal to limit the number of speakers permitted during public hearings. Chairman

Moore said he believed City Council intended for the Planning and Zoning Commission to sufficiently address all citizen questions and concerns related to development cases.

Ms. Firgens clarified that while City Council limited the number of speakers permitted during the Citizen Comments item of meetings, all interested citizens were permitted to speak during the public hearings for individual agenda items. Ms. Firgens said in instances of speakers addressing the same topics on a given agenda item, the Chairman would be permitted to ask if anyone had any new information to add.

Commissioner Potraza asked if the time limit was a suggestion and Chairman Moore said yes.

Hearing no further questions or comments, Chairman Moore closed discussion on this agenda item.

A.3 [19-325](#)

Discuss Regular Agenda items.

Chairman Moore opened discussion on Study Session Agenda item A.3 Discuss Regular Agenda items.

Chairman Moore asked for any questions regarding the Regular Agenda and Public Hearing items.

Regarding Regular Agenda item B.1:

- Commissioner Yarbrough noted Commissioner Williams' name was spelled incorrectly on the second row of names.

Regarding Regular Agenda item B.3:

- Chairman Moore and Ms. Firgens said that this item is posted for discussion on the Study Session agenda item A.4 Discuss nominations for the Chairman and Vice-Chairman to the Planning and Zoning Commission, but action should be reserved for the Regular Meeting.

Regarding Public Hearing item C.1:

- Commissioner Potraza asked if staff determined whether a plat met the necessary technical requirements and Ms. Firgens said yes.

Regarding Public Hearing item C.2:

- Commissioner Bertl discussed the boundaries of the subject property.
- Commissioner Zavala discussed the drainage channel, including ownership and if the applicant proposed maintenance or improvements to the channel.
- Chairman Moore asked about public response regarding this case.

Regarding Public Hearing item C.3:

- Ms. Firgens explained the proposed changes to Planned Development District No. 99 (PD-99) as requested by the applicant.

- Commissioner Bertl discussed what was considered a full-service hotel and the construction timeline for the retail and restaurant uses for the Boardwalk tract.
- Commissioner Sullivan requested clarification on the reasoning behind the proposed 451st single-family building permit threshold and discussed what would happen if the applicant did not meet the required development obligations prior to this threshold.
- Commissioner Bertl commented that she believed it was important to have restaurants for the Boardwalk tract for utilization by occupants of the hotels within this area.
- Commissioner Yarbrough requested clarification on the "Proposed to be completed before the issuance of the 451st single-family building permit" column of the chart included in the agenda packet.
- Commissioner Bertl asked if the City or the applicant was responsible for securing restaurant tenants and discussed potential tenants.
- Commissioner Sullivan asked about the proposal to remove the full-service hotel requirement.
- Commissioner Bertl asked about the existing retail uses located at the northwest corner of Valley View Lane and Luna Road.
- Commissioners Bertl and Yarbrough discussed the lake located south of the Boardwalk tract.
- Commissioner Bertl asked about the total number of single-family lots allowed within PD-99.
- Chairman Moore commended staff on their work related to this zoning amendment, as well as the proposed development agreement changes that will be considered by City Council only.
- Commissioners Williams and Driskill discussed the amphitheater.
- Commissioner Yarbrough requested clarification on the height of the 100,000 square foot proposed office building.
- Chairman Moore and Commissioner Williams discussed the relationship between the proposed amendments to the PD-99 zoning district and the development agreement.
- Commissioner Zavala discussed the following: how the City would enforce the development obligations that must be completed prior to issuance of certain single-family permits; the proposal to remove the full-service hotel requirement; limited access to the Boardwalk tract; the pattern book requirements related to the southeast corner of Luna Road and Valley View Lane; and ownership of the property located at the southwest corner of Luna Road and Valley View Lane.
- Vice Chairman De Los Santos and Commissioners Driskill and Sullivan also discussed how the City would enforce the development obligations.

Regarding Public Hearing item C.4:

- Chairman Moore and Ms. Firgens gave an overview regarding the proposed zoning amendment.

Hearing no further questions or comments, Chairman Moore closed discussion on this agenda item.

A.4 [19-333](#)

Discuss nominations for the Chairman and Vice-Chairman to the Planning and Zoning Commission.

Chairman Moore opened discussion on Study Session Agenda item A.4 Discuss nominations for the Chairman and Vice-Chairman to the Planning and Zoning Commission.

Ms. Firgens said this agenda item provided an opportunity for the Commissioners to express interest in running for the Chairman and Vice-Chairman positions. Ms. Firgens stated a formal vote regarding these nominations would take place during the Regular Meeting with Chairman Moore first asking for a motion for the nomination of Chairman followed by a motion for the nomination of Vice-Chairman.

Commissioner Bertl asked Chairman Moore if he was interested in continuing to serve in this position and Chairman Moore said yes.

Vice Chairman De Los Santos commented that he believed Chairman Moore should continue serving in this position and commended him on his service. Vice Chairman De Los Santos said he believed it would not be ideal for Chairman Moore to resign this position given the time he had put in to get acclimated in this role.

Commissioner Sullivan asked if any of the other Commissioners were interested in serving as Chairman and none of the other Commissioners expressed interest.

Chairman Moore asked about the Vice Chairman position.

Commissioner Driskill commended Chairman Moore on his service and said he believed Chairman Moore should continue serving in this position.

Chairman Moore commended Vice Chairman De Los Santos on his service and said he believed Vice Chairman De Los Santos should continue serving in this position.

Commissioner Sullivan asked Vice Chairman De Los Santos if he was interested in continuing to serve in this position and Vice Chairman De Los Santos said yes.

Commissioner Sullivan asked if any of the other Commissioners were interested in serving as Vice Chairman and none of the other Commissioners expressed interest.

A.5 [19-326](#)

Discuss agenda items for future Planning and Zoning Commission consideration.

Chairman Moore opened discussion on Study Session Agenda item A.5 Discuss agenda items for future Planning and Zoning Commission consideration.

Chairman Moore and Ms. Firgens said staff would bring before the Commission an update to the rules and procedures for the Planning and Zoning Commission.

Ms. Firgens said staff was currently in the process of revising the provisions of the Comprehensive Zoning Ordinance (CZO) regarding nonconforming uses and structures with the intention to bring before the Commission these proposed revisions in August. Ms. Firgens said staff was also working on revisions to the provisions in the CZO regarding parking and landscaping requirements and said that staff would be interested in receiving feedback from the Commissioners related to this.

Commissioner Bertl asked if it was possible for to require the applicants of considerably large development projects to meet with staff regarding landscape maintenance. Commissioner Bertl noted previous discussions she had with Pam Smith Parks Landscape Manager and Hugh Pender Community Service Director related to landscape maintenance and irrigation requirements.

Chairman Moore asked if staff could begin planning a Planning and Zoning Commission retreat and said this would be an ideal educational opportunity for Commissioners Williams and Potraza. Chairman Moore, Vice Chairman De Los Santos and Commissioner Driskill commented that they enjoyed the retreat held on November 3, 2018.

No other items were requested by the Commissioners.

Hearing no questions or comments, Chairman Moore closed discussion on this agenda item and adjourned the Study Session at 6:50 PM.

Staff and the Commissioners reconvened in the Council Chambers for the Regular Meeting at 7:01 PM.

B. REGULAR AGENDA ITEMS

- B.1 [19-327](#) Consider approval of the Attendance Matrix for the Planning and Zoning Commission as presented; and take appropriate action.**
- A motion was made by Commissioner Driskill, seconded by Commissioner Yarbrough, that the Attendance Matrix be approved. The motion carried unanimously.**
- Aye: 7** - Chairman Moore, Commissioner Yarbrough, Commissioner Driskill, Commissioner Sullivan, Commissioner Bertl, Commissioner Zavala and Vice Chairman De Los Santos
- B.2 [19-328](#) Consider approval of the June 24, 2019 Planning and Zoning Commission Minutes; and take appropriate action.**
- A motion was made by Commissioner Yarbrough, seconded Commissioner Bertl, that the Minutes be approved. The motion carried unanimously.**
- Aye: 7** - Chairman Moore, Commissioner Yarbrough, Commissioner Driskill, Commissioner Sullivan, Commissioner Bertl, Commissioner Zavala and Vice Chairman De Los Santos
- B.3 [19-334](#) Nomination and Election of the Chairman and Vice-Chairman of the Planning and Zoning Commission; and take appropriate action.**

Chairman Moore stated the following: Each year, the Planning and Zoning Commission nominates and elects a Chairman and Vice-Chairman to preside over the Planning and Zoning Commission. The persons elected will begin serving in these roles at the next regularly scheduled meeting of the Planning and Zoning Commission, and continue through the end of July, 2020. Staff recommends the Planning and Zoning Commission nominate a member(s) to serve in the role of Chairman and Vice-Chairman.

Chairman Moore asked for a nomination for Chairman.

A motion was made by Commissioner Driskill, seconded by Vice Chairman De Los Santos, that David Moore continue serving as Chairman. The motion carried unanimously.

Aye: 7 - Chairman Moore, Commissioner Yarbrough, Commissioner Driskill, Commissioner Sullivan, Commissioner Bertl, Commissioner Zavala and Vice Chairman De Los Santos

Chairman Moore asked for a nomination for Vice Chairman.

A motion was made by Commissioner Bertl, seconded by Commissioner Yarbrough, that Sergio De Los Santos continue serving as Vice Chairman. The motion carried unanimously.

Aye: 7 - Chairman Moore, Commissioner Yarbrough, Commissioner Driskill, Commissioner Sullivan, Commissioner Bertl, Commissioner Zavala and Vice Chairman De Los Santos

Chairman Moore took a moment to welcome Alternate Commissioners Jarrod Williams and Bonnie Potraza, identifying Commissioner Williams as Alternate Commissioner No. 1 and Commissioner Potraza as Alternate Commissioner No. 2. Chairman Moore explained that as a result of action by City Council, the Planning and Zoning Commission would now consist of seven Commissioners and two Alternate Commissioners.

C. PUBLIC HEARING

- C.1 [19-PL-02](#) Conduct a public hearing and consider a request from CADG Mercer Crossing Holdings, LLC for final plat approval of Coventry Addition, located at the southeast corner of Mercer Parkway and Luna Road; and take appropriate action.**

CADG Mercer Crossing Holdings, LLC. is the sole owner of an 18.66 acre tract of land currently platted within a portion of the Westside Addition, located at the southeast corner of Mercer Parkway and Luna Road. The purpose of the final plat of Coventry Addition is to replat a portion of Block E, Westside Addition Section 1 in order to subdivide the property into 67 single-family residential lots, six open space lots, and dedicate rights-of-way and easements necessary for the development of the residential subdivision. This plat is consistent with the detailed site plan approved by City Council on November 14, 2017 by Resolution Number 2017-119. The final plat is consistent with the Texas Local Government Code and the City's platting requirements for final plat approval. Staff recommends approval of this final plat as presented.

Ms. Tina Firgens, Director of Planning, gave a brief presentation regarding the proposed final plat.

Chairman Moore asked for any questions.

Hearing no questions or comments from the Commissioners, Chairman Moore opened the public hearing.

No one came forward to address this agenda item. Chairman Moore closed the public hearing and asked for a motion.

A motion was made by Commissioner Yarbrough, seconded by Commissioner Driskill, that this Final Plat be recommended for approval. The motion carried unanimously.

Aye: 7 - Chairman Moore, Commissioner Yarbrough, Commissioner Driskill, Commissioner Sullivan, Commissioner Bertl, Commissioner Zavala and Vice Chairman De Los Santos

C.2 [19-SP- 09](#)

Conduct a public hearing and consider the request for a Detailed Site Plan for an office/warehouse building on approximate 26.6 acre lot located at 2261 Morgan Parkway, including Special Exceptions; and take appropriate action.

The applicant, Billingsley D&D, Inc., is requesting approval of a Detailed Site Plan for a one-story office/warehouse building on the property located at 2261 Morgan Parkway, generally on the north side of Morgan Parkway at Mustang Road. The subject site is approximately 26.6 acres, and is located in Planned Development District No. 97 (PD-97), which allows for the proposed use. The request also includes two Special Exceptions to the development standards in PD-97. Staff recommends approval of this Detailed Site Plan, including the requested Special Exceptions, as presented.

Ms. Jenifer Paz, Lead Planner, gave a brief presentation regarding the applicant's proposed development.

Chairman Moore asked for any questions.

Vice Chairman De Los Santos asked if the applicant's proposed hike and bicycle trail would connect to the existing sidewalk along Mustang Road and Ms. Paz said yes.

Vice Chairman De Los Santos and Commissioner Bertl discussed the landscape berm and Ms. Paz clarified that the applicant was not proposing a landscape berm per the landscape plan, therefore requesting a special exception.

Hearing no further questions or comments from the Commissioners for staff, Chairman Moore invited the applicant to approach the podium and Mr. Keaton Mai, a representative of the applicant, 1201 North Bowser Road, Richardson, Texas, approached.

Commissioner Zavala asked about ownership and maintenance of drainage channel.

Commissioner Zavala asked about the following: if the proposed building was speculative; occupancy rates for comparable developments by the applicant; and development of the vacant property to the east of the subject property. Mr. George

Billingsley, the applicant, 5369 Nakoma Drive, Dallas, Texas addressed Commissioner Zavala's questions.

Hearing no further questions or comments from the Commissioners, Chairman Moore opened the public hearing.

No one came forward to address this agenda item. Chairman Moore closed the public hearing and asked for a motion.

A motion was made by Vice Chairman De Los Santos, seconded by Commissioner Sullivan, that this Detailed Site Plan, including the requested Special Exceptions, be recommended for approval. The motion carried unanimously.

Aye: 7 - Chairman Moore, Commissioner Yarbrough, Commissioner Driskill, Commissioner Sullivan, Commissioner Bertl, Commissioner Zavala and Vice Chairman De Los Santos

C.3 [18-ZA-08](#)

Conduct a public hearing and consider the request to amend Planned Development No. 99 (PD-99), approximately 247.4 acres located generally on the south side of Valley View Lane, east and west of Luna Road, and approximately 19.5 acres located on the south side of LBJ Freeway, approximately 1,070 feet east of Luna Road, including amending Article III. Use and Building Envelope Standards, Article VIII. Administration, and Appendices, as it relates to development performance standards and uses; and take appropriate action.

The applicant is requesting to amend the Planned Development No. 99 (PD-99) zoning district as it relates to development performance standards and uses, including providing for completion of certain development performance obligations by the applicant, prior to the issuance of specified single-family residential building permit threshold requirements. Due to delays incurred by the applicant in relation to their lake site dredging project (south of LBJ Freeway and east of Luna Road), the applicant is requesting to modify the PD-99 zoning district in order to delay certain development performance obligations to be completed before issuance of the 451st and 600th single-family residential permits instead of before the 301st permit issuance, as well as not construct a full service hotel on the Boardwalk tract (south of LBJ Freeway) nor the 25,000 square feet of retail/restaurant uses at the southeast corner of Valley View Lane and Luna Road. As of June 30, 2019, the City has issued 281 single-family residential building permits. Additionally, there are 13 single-family residential permit applications pending review. Staff recommends approval of this zoning amendment as presented.

Ms. Tina Firgens, Director of Planning, gave a presentation regarding the proposed zoning amendment.

Chairman Moore asked for any questions.

Commissioner Bertl asked about the location of the Boardwalk tract and sought clarification related to the improvements that indicate a Boardwalk style development.

Hearing no further questions or comments for staff, Chairman Moore invited the applicant to approach the podium. Mr. Michael Beaty, representing the applicant, 1800 Valley View Lane, Farmers Branch, gave a brief presentation regarding the proposed

development for the Boardwalk tract and the requested changes to the Planned Development District No. 99 (PD-99) zoning district.

Commissioner Driskill asked about the number of stories for the 100,000 square foot office building in development, and Mr. Beaty said the building would be 4 stories in height.

Commissioner Bertl asked about the types of retail uses proposed by the applicant.

Commissioner Driskill asked about the construction timeline regarding the proposed restaurants at the Boardwalk tract.

Commissioners Bertl and Yarbrough discussed the lake located south of the Boardwalk tract, including the lake dredging improvements and future maintenance.

Commissioner Yarbrough discussed the following: if the applicant had considered using wooden boards or a similar material for the hike and bike trail located on the Boardwalk tract; if the applicant had considered widening the trail on the Boardwalk tract; and if the lawsuit between CADG Mercer Crossing, LLC and Megatel Homes affected residential lots within the City of Farmers Branch.

Commissioner Zavala discussed the following: the construction timeline; why the applicant did not speak out against the hotels currently being developed on the West side of the City due to their impact on the proposed hotel for the Boardwalk; whether the four-story office building would feature surface parking; the construction timeline for the single-family residential lots located within Planned Development District No. 100 (PD-100); market saturation related to hotel development within the City; maintenance of the screening fence along the east side of the Boardwalk tract; and development improvements and future market conditions related to the proposed retail uses for the property located at the southeast corner of Valley View Lane and Luna Road.

Commissioner Bertl asked if the applicant had considered using permeable pavement for the proposed development.

Hearing no further questions or comments from the Commissioners, Chairman Moore opened the public hearing.

Ms. Carol Singer, 1648 Coventry Court, Farmers Branch, Texas, expressed concerns regarding traffic volumes and noise levels associated with future retail uses.

Ms. Firgens stated that there would be traffic improvements for this area, including traffic signals located at the Mercer Parkway and Luna Road and at the Wittington Place and Luna Road intersections.

Chairman Moore asked about the timeline for these improvements. Mr. Beaty said it would be nine months.

Regarding noise levels, Ms. Firgens stated that PD-99 may include screening requirements for commercial properties adjacent to residential properties, and that would be evaluated by staff as part of the detailed site plan review for when the commercial developments are proposed.

Commissioner Bertl asked if this screening was required to be hardscaped. Ms. Firgens said the Comprehensive Zoning Ordinance required a masonry wall measuring a

minimum of six feet in height, but was not certain as to the screening requirements within PD-99.

Commissioner Zavala asked about the construction timeline for the multifamily residential development on the Boardwalk tract.

No one else came forward to address this agenda item. Chairman Moore closed the public hearing.

Chairman Moore stated the following: the importance of the lake south of the Boardwalk tract as an amenity for the area; complemented the applicant for the proposed terrace design planned for the Boardwalk tract; the necessary trail connection being provided between the Boardwalk tract and the existing developments to the south; and reiterated the importance of the Boardwalk tract development as a whole be an amenity for this area of the City. Chairman Moore then asked for a motion.

A motion was made by Commissioner Bertl, seconded by Vice Chairman De Los Santos, that this Zoning Amendment be recommended for approval. The motion carried unanimously.

Aye: 7 - Chairman Moore, Commissioner Yarbrough, Commissioner Driskill, Commissioner Sullivan, Commissioner Bertl, Commissioner Zavala and Vice Chairman De Los Santos

Chairman Moore asked when this case would be presented to City Council. Ms. Firgens said it would be July 23, 2019.

C.4 [19-ZA-05](#)

Conduct a public hearing and consider a request to amend the Comprehensive Zoning Ordinance including amending: Article 2.9. Accessory Uses and Structures as it relates to accessory buildings; and Article 7. Definitions as it relates to modifying existing definitions and/or adding definitions; and take appropriate action.

This is a city-initiated zoning amendment to the Comprehensive Zoning Ordinance (CZO) Article 2.9. Accessory Uses and Structures as it relates to accessory buildings, and Article 7. Definitions as it relates to modifying existing definitions and/or adding definitions. At their meeting on April 16, 2019, City Council directed staff to determine a faster, more streamlined approval process for accessory buildings (structures), including not requiring a specific use permit (SUP) for these types of buildings. Additionally, Council has previously asked staff to consider removing SUP requirements that may no longer be the necessary or appropriate means for regulating certain uses and/or improvements. The proposed amendments to Article 2.9 and Article 7 remove the SUP requirement for accessory buildings, except for guest/servants quarter; establish maximum building square footages depending upon the type of accessory building; and remove inconsistent and/or conflicting regulations. Staff recommends approval of this zoning amendment as presented.

Ms. Surupa Sen, Senior Planner, gave a presentation regarding the proposed zoning amendment.

Chairman Moore asked if there would be any recourse for an individual to build a structure exceeding the maximum thresholds pending approval of this zoning amendment. Ms. Sen said that this zoning amendment would permit accessory structures larger than what was currently permitted today per the CZO. Ms. Firgens

added that pending approval of this amendment, an individual would not be permitted to exceed the maximum square footage permitted and said an appeal could be made to the Zoning Board of Adjustment, but noted the difficulty of satisfying the property hardship test. Mr. Hugh Pender, Director of Community Services, said attached structures would be limited by lot coverage and noted that the structure could potentially be larger if designed as part of a garage structure, but the structure had to have paved access.

Chairman Moore recommended adding to the staff report for City Council's benefit a summary table of the proposed changes compared with existing requirements.

Chairman Moore asked for any questions.

Commissioner Bertl discussed building permit requirements and code enforcement related to accessory buildings.

Commissioner Zavala asked for clarification regarding the proposed 200 square foot maximum threshold for detached closed accessory structures and discussed options for building a larger structure. Commissioner Zavala then expressed concern regarding not being able to construct a larger enclosed accessory building for a pool house or additional living area.

Hearing no further questions or comments from the Commissioners, Chairman Moore opened the public hearing.

No one came forward to address this agenda item. Chairman Moore closed the public hearing and asked for a motion.

A motion was made by Vice Chairman de Los Santos, seconded by Commissioner Driskill, that this Zoning Amendment be recommended for approval. The motion carried by the following vote:

Aye: 6 - Chairman Moore, Commissioner Yarbrough, Commissioner Driskill, Commissioner Sullivan, Commissioner Bertl, and Commissioner Zavala

Nay: 1 – Commissioner Zavala

D. ADJOURNMENT

Being no further business, Chairman Moore adjourned the meeting at 8:37 PM.

Chairman

City Administration