



REGULAR MEETING 8:00 A.M.

CALL TO ORDER AND WELCOME –Chair- Jason Perry

A regular meeting of the Planning and Zoning Committee was called to order at approximately 8:00 a.m. by Chair Perry with the following members present:

Members present included Savino Sanchez.

Absent members included Tabitha Denny.

Staff present included Steve Polasek- City Manager, Louis Najjar- City Engineer, Mike Mathews- Special Services Administrator, Elizabeth Stark-Rankins- Support Services Administrator, Bill Bartlett- Code Enforcement Supervisor, and Amber Copeland, Zoning Administrator.

APPROVAL OF AGENDA

Councilor Sanchez moved to approve the agenda as presented. Chair Perry seconded the motion and all were in favor.

APPROVAL OF MINUTES –January 5, 2015

Councilor Sanchez moved to approve the minutes as presented. Chair Perry seconded the motion and all were in favor.

UNFINISHED ACTION ITEMS

1. Proposed Changes to Zoning Ordinance No. 10-02: Amended

Ms. Copeland discussed the proposed changes to the Zoning Ordinance. She stated the Recreational Vehicle Park District (RVP) had been removed from the listing of zoning districts and placed under Special Uses in the C-2 District. She stated Staff was considering allowing RV parks as Special Uses in I-1 District as well. She stated Staff had discussed the fact that RV parks are uses which do not appear to fit well as zoning districts and that it could encourage spot zoning. Ms. Copeland stated the development requirements would remain the same. Chair Perry asked Staff to bring a zoning map to the March Committee meeting. Ms. Copeland stated designating RV parks as Special Uses would require them to be heard at a public hearing by the Planning and Zoning Commission and to meet requirements set forth by Staff. Chair Perry asked Staff to find a better format for the Special Use designation for RV parks.

Ms. Copeland stated an amendment to Article 23, Section 4: Accessory Uses had been made under A.2.f requiring a placement permit for buildings less than 120 square feet. She stated a 5' setback had been included for all structures abutting a shared property line, meaning a side property line abutting a neighboring property or a rear property line without an alley. She stated a 0' setback would still be allowed for a structure abutting a rear property line with an alley. Chair Perry asked Staff to either define shared property lines in the definitions section or to make the designation clearer in Article 23, Section 4.A.2.f. Mr. Najjar stated shared property lines include City owned properties. Chair Perry stated Section 4.A.2.e states structures must be an additional 1' from property lines for every 1' in height over 10' and asked why Staff had decided on the 10' height. Discussion ensued regarding average heights for accessory structures. Mr. Najjar stated Staff would amend the height to 12'. Mr. Polasek stated a loss of aesthetic value could develop from having homes surrounded by excessively tall accessory structures.

Ms. Copeland discussed the addition of Article 23, Section 14 which would require enclosures for dumpsters in Commercial and Industrial Districts. Mr. Polasek asked Staff if any door or gates would be required for the enclosures. Mr. Najjar stated they had not been specified and that three-sided enclosures are typically required to allow for sanitation trucks to access the

dumpsters. Mr. Polasek stated it is not uncommon for the enclosures to have doors and that doors can help with containment and aesthetic value. Mr. Najar stated Staff would research the matter further. He stated existing businesses would be considered legal non-conforming uses. Chair Perry stated the amendments to the Ordinance were nearly completed and asked Staff to bring back a final draft in March.

Discussion of the passage of the sign portion of the Zoning Ordinance ensued. Mr. Polasek stated the signs can contribute to a lack of aesthetic value as well as to issues with sight triangles. Mr. Mathews stated Code Enforcement, Engineering, and Zoning would all respond to issues with sight triangles. Mr. Polasek stated the City would be developing a Unified Development Code and that issues with signs would be addressed by that document. He asked that Council and Staff review all City ordinances and codes to find any other issues to be addressed.

NEW ACTION ITEMS

1. Weed Resolution #15-07

Councilor Sanchez made a motion to place Weed Resolution 15-07 on the Consent Agenda for the February 12, 2015 City Council meeting. Chair Perry made the second. All were in favor.

2. Condemnation Resolution #15-08

Councilor Sanchez made a motion to place Condemnation Resolution 15-08 on the Consent Agenda for the February 12, 2015 City Council meeting. Chair Perry made the second. All were in favor.

INFORMATION ITEMS

1. Planning and Zoning Commission Report

Ms. Copeland reviewed the attached abstract and stated two cases would be heard by Council. She stated Toby Gross had been appointed to the Comprehensive Master Plan Steering Committee by the Planning and Zoning Commission with Eddie Carrillo named as alternate. Chair Perry stated he had requested he be allowed to chair the Steering Committee. He stated he felt former City Councilor Judy Stubbs would be a valuable addition to the Steering Committee. Mr. Najar stated Chris Cortez of Atkins Engineering and Adam Roybal from Xcel Energy had been appointed to the Steering Committee as citizen representatives. Mr. Polasek stated Ivan Garcia and Maddux Hobbs had also been appointed. Mr. Polasek stated there may be opportunities to appoint additional members to subcommittees and working groups.

2. OMA Property Update

Mr. Najar stated a workshop would possibly be held in March. He stated the City would overlay a Planned Unit Development (PUD) over the four quadrants. He stated parcels along College Boulevard and Sycamore Avenue would be commercially zoned with residential development consisting of non-stucco homes in the interior. He stated that would be done for all four quadrants. Mr. Najar stated the 1995 OMA report had been included. Mr. Najar stated PUDs would allow for parameters for development to be set by the City. Discussion of the tracts ensued. Chair Perry stated Building and Lands Committee, Planning and Zoning Committee, and Airport Committee would all like input into developments at the OMA. Mr. Najar stated Elite Gymnastics had reconsidered relocating to the OMA and was considering a piece of land at the corner of North Grand Avenue and East College Boulevard. Chair Perry stated he would like Staff to research the new proposed location to ensure it did not conflict with a proposed memorial to the Blackdom settlement. Mr. Najar stated he would ask Sharon Coll, City Clerk, to research the issue.

OTHER BUSINESS AND ANNOUNCEMENTS

There was no additional business.

ADJOURN

Chair Perry announced the meeting adjourned at 8:50 a.m.