

PLANNING & ZONING COMMISSION WORK SESSION
Thursday, April 06, 2017 @ 2:00 P.M.
HELD IN CITY COMMISSION CHAMBERS, 214 SOUTH LOVE STREET

CALL TO ORDER: The meeting was called to order by Vice Chairman Randy Pettigrew at 2:00 p.m.

PRESENT: Vice Chairman Randy Pettigrew, Members Clint Laughrin, and Betty Price

NOT PRESENT: Chairman Kallie Windsor and Member Joel Gomez, Abel Cabello and Bobby Kimbo.

ALSO PRESENT: City Manager James Williams, Fire Chief Terrance Lizardo, Planning and Zoning Coordinator Crystal Ball, Code Enforcement supervisor Laura Brock, Public Works Director Wyatt Duncan, Solid Waste Supervisor Miguel De la Cruz, and Administrative Assistant Joanna Barrera

APPROVAL OF AGENDA: Member Price called for a motion to approve the agenda as submitted. Member Laughrin seconded. Motion was approved.

NON-ACTION ITEMS: **Work Session to Discuss RV/MH Park Regulations:** Vice Chairman Pettigrew stated reason for Work Session is to discuss Mobile Home Park ordinance and regulations, original ordinance, updates, and accomplishments that have been made. Variances have been submitted to Planning and zoning committee, therefore committee must discuss any changes that may need to be made to ordinance, what is best for the City and what is best for the residents, then it will go to City Commission for them to make a decision.

Planning and Zoning Coordinator Ball presented ordinance as follows:

Chapter 5.52 Recreational Vehicle/Manufactured Home Parks:

Mobile Home less than 18 feet wide:

- 40 feet wide by 100 feet deep. A minimum distance of 15 feet is required from any other Mobile Home, RV, or permanent structure or building.

Mobile Home greater than 18 feet wide:

- 50 feet wide by 100 feet deep. A minimum distance of 15 feet is required from any other Mobile Home, RV, or permanent structure or building.

Planning and Zoning Coordinator Ball and Code Enforcement supervisor Brock suggested a change to Chapter 5.52 Recreational Vehicle/Manufactured Home Parks Ordinance. Suggestion is to require a minimum distance of 10 feet from a storage unit to any Mobile Home, RV, or permanent structure or building instead of 15 feet. Planning and Zoning Coordinator Ball presented a map of U Store It Mobile Home Park showing their lot sizes and a copy of Roswell's manufactured mobile home communities as an example that they have a setback of 10 feet. Planning and Zoning Coordinator Ball stated that there is no additional room for placement of a storage shed at Mobile Home Parks due to lot sizes and mobile home sizes. Code Enforcement Supervisor Brock read NFPA 2005 code and Planning and Zoning Coordinator Ball read legal definition to front and back yard to members. Staff Members discussed original ordinance, measurements, and regulations. Staff Members also discussed issues that may arise if variance is to be granted and compliance to regulations that will need to take effect by 2020. U Store It

Mobile Home Park Supervisor Mr. Ruben was present to discuss compliance issues taking place at U Store It Mobile Home Park. Ruben stated they are currently in the process of contracting a company to have U Store It Mobile Home Park surveyed per request. Mr. Ruben presented survey estimate for members to review. Ruben stated his goal as well as U Store It Mobile Home Park owner's goal is to meet the guidelines and they are willing to make changes and accommodations necessary. Ruben presented Sewer and Drainage system plan Waste Water Supervisor De La Cruz informed Mr. Ruben that it is not possible to run storm drainage into city sewer. Members discussed possible areas for water detainment and suggested to get information from surveyor for drainage path suggestions. Planning and Zoning coordinator Ball presented variances that have been submitted to members. Manager Williams stated Mobile Home Parks had already been informed of regulations when ordinance had been adjusted and they were informed they had until 2020 to have Mobile Home Parks under compliance. Manager Williams stated his opinion is due to life safety incident there is no reason to change ordinance or grant variance; He agrees with carports being allowed if they meet 15 feet setback. Members agree Ordinance should not be changed. Manager Williams stated RV/ Mobile Home Parks Regulations will be presented to City Commission as a non-action item to get their input.

ADJOURNMENT:

There being no further business the meeting adjourned at 3:55 p.m.

APPROVED: _____
CHAIRMAN, KALLIE WINDSOR

ATTEST: _____
VICE CHAIRMAN, RANDY PETTIGREW