

**CALLED MEETING OF THE PLANNING & ZONING COMMISSION
TUESDAY, JANUARY 21, 2014 @ 3:30 P.M.
HELD IN CITY COMMISSION CHAMBERS, 214 SOUTH LOVE STREET**

PURPOSE OF MEETING:

- Discussion of Off Street Parking
- Discussion of Carports

PRESENT: Members: Chairman Kallie Richards, David Lynch, Randy Pettigrew, Betty Price and Bobby Kimbro

NOT PRESENT: Members: Vice Chairman Lynda Kreybig and Abel Cabello

ALSO PRESENT: City Manager James Williams, City Attorney Patrick McMahon, Fire Chief Terrance Lizardo, Fire Inspector Skip Moorhead, Assistant City Manager Jared Cobb, City Clerk Carol Ann Hogue, Code Enforcer Laura Brock and Administrative Assistant Imelda Gutierrez.

CALL TO ORDER: The meeting was called to order by Chairman Kallie Richards at 3:30 p.m.

APPROVAL OF AGENDA: Chairman Richards called for a motion to approve the agenda as submitted. Member Pettigrew so moved. Member Lynch seconded. Motion was approved.

NON ACTION ITEMS:

DISCUSSION OF OFF STREET PARKING: City Manager Williams stated that the general conscience of the board was to split up the off street parking ordinance into two (2):

- Off Street Parking of Commercial Vehicles in Residential Zone: No truck tractor, semitrailer, and the truck tractor individually, or the semitrailer individual is permitted to park anywhere within any residential zone of the City. No commercial vehicles are to be parked and/or stored in the front yard, side yard, or rear yard setbacks within any residential zone of the City. Commercial vehicles are defined as vehicles with more than two axles, a vehicle used to transport hazardous materials requiring Department of Transportation placarding, construction vehicles designed for off road usage, and vehicles requiring the driver to have a Class A, Class B, or Class C driver's license or the equivalent. A non-commercial vehicle is defined as one that has a gross vehicle weight rating of not more than fifteen thousand (15,000) pounds and can be legally parked in a standard eight and a half (8.5) foot by twenty (20) foot parking space.
- Off Street Parking Non-Commercial Vehicles: Parking generated by residential occupation in Zone "A" – Single Family Dwelling and Zone "B" – Multi-Family Dwelling shall not be permitted in the front, side or rear yard setbacks except that the existing driveway, improved driveway, or parking pad may be used. No more than forty (40) percent of the front yard can be dedicated to off-street parking. Grass and bare earth parking areas are prohibited. All open off-street parking surfacing and access drives shall be designed and constructed with a delineated edge. Acceptable types of coverage include: Asphalt, Brick, Cinder, Compacted gravel, Concrete or Crushed stone. No recreational vehicle may be occupied for living, sleeping, or any other purposes while parked per the limitations listed above for not more than seven (7) days in a thirty (30) day period. A recreational vehicle is defined as: Bus, Camp trailer, Camper, Fifth-wheel travel trailer, trailer, motor-coach, motor home, boat, jet-ski or other watercraft and all-terrain vehicle.

Billie Rodriguez addressed the members about her concerns on the GWR. Mrs. Rodriguez stated that the City should have someone to represent, maybe an expert on GWR instead of guessing the weights on the trucks. Chairman Richards mentioned that the GWR are based on the Department of Transportation Regulations. Fire Inspector Moorhead stated that the weight is stamped on all trucks. Lola Jackson addressed the members about her concerns about the streets not being wide enough to accommodate the vehicles on the street. The bare earth will be a big impact to most residents. It will interfere with mail delivery and the visibility for both vehicles and pedestrians. Member Pettigrew recommends to split into two and the GWR be 15,000 and add a clause that allows on call emergency vehicles. Member Kimbro stated that he supports the recommendation given by Member Pettigrew.

DISCUSSION OF CARPORTS: City Manager Williams stated that the City recommends amending Chapter 17.24 as follows: A carport – front yard requirements is a carport no larger than seven hundred twenty (720) square feet may be added and attached to the structure, but only if it meets the following. Intensity of use means every lot shall have an area of not less than seven thousand square feet per family; except that, if a lot has less than required in this chapter and was a lot of record prior to February 12, 1971, the effective date of the ordinance codified in this section, such lot may be used for one single-family dwelling, provided that all other district regulations are observed. Mr. Williams recommends omitting the wording if you have a garage you cannot have a carport. The yard regulations shall be the same as in the “A” single family dwelling district. The carport regulations shall be the same as in the “A” single family dwelling district, except: Carports are not required to be attached to a permanent building and carports are not required to match or conform to the permanent building in materials, character, and design. All interior courts shall have a width equal to at least the height of the highest part of the building forming the court. The Chapter 17.22 be and hereby be amended as follows: regulations of Chapter 17.24 shall apply to the manufactured homes and mobile homes.

OTHER COMMENT:

City Manager Williams introduced the new Fire Inspector Skip Moorhead to the members.

ADJOURNMENT:

Member Price made the motion for adjournment at 5:23 p.m. Member Pettigrew seconded.

APPROVED: _____
CHAIRMAN RICHARDS

ATTEST: _____
MEMBER PETTIGREW