



PLANNING & ZONING COMMISSION REGULAR SESSION
Monday, December 13, 2021 at 6:30 PM
City Hall | 3300 Corinth Parkway

MINUTES

A. CALL TO ORDER, ROLL CALL, AND ANNOUNCE A QUORUM PRESENT

Chair Wade May called the meeting to order at 6:31 PM.

Commissioners Present: Wade May, Cody Gober, KatieBeth Bruxvoort, Billy Roussel III, Rebecca Rhule, Alan Nelson.

Commissioner Absent: Rodney Thornton.

A quorum was present.

Staff Present: John Webb - Planning Director, Michelle Mixell - Planning Manager, Miguel Inclan - Planner.

B. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES

C. PLEDGE OF ALLEGIANCE

D. CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine and will be enacted in one motion. Should the Chair, a Commission Member, or any citizen desire discussion of any item, that item will be removed from the Consent Agenda and will be considered separately.

1. Consider and act upon approval of minutes from the Planning and Zoning Commission Meeting held on November 15, 2021.

Motion by Vice Chair Gober, seconded by Commissioner Bruxvoort to approve the Consent Agenda.

Motion carried unanimously 5-0.

E. BUSINESS AGENDA

2. Conduct a public hearing to consider testimony and make a recommendation on a proposed amendment to the City's Unified Development Code (UDC), Section 4: Sign and Fence/Screening Regulations, Subsection 4.02.11. Screening Requirements for Residential and Nonresidential Properties, Subsection 4.02.11.C.1. Nonresidential Construction Abuts Residential Zoning Classifications (ZTA21-001).

Ms. Mixell presented the item to the Commission, and provided an overview of the previous discussions in workshop sessions with City Council and the Commission.

She provided key elements of the proposed text amendment including the addition of the alternative compliance option for screening, the ability to allow alternatives city-wide,

Chair Wade May asked what the timeline would be for an alternative compliance application to be processed.

Ms. Mixell replied that at the Planned Development level, a departure from the ordinance could be included, but that this process would apply to deviations at the Site Plan level or other projects that would follow "straight-zoning" and not the Planned Development process.

Chair May stated that he

Mr. Webb stated that there will be times when the masonry wall will be the best option and will be required by staff due to potential nuisances, or the fact that adding a vegetative screen would result in the addition of a landscape buffer that would take space on the site.

Commissioner Roussel asked if applicants voluntarily chose the masonry wall process.

Mr. Webb stated that developers will choose the wall voluntarily.

Commissioner Nelson asked if an Engineer could be added to the list of professionals that could prepare exhibits because applicants may not engage a Landscape Architect early on in the process.

Mr. Webb stated that applicants would engage a landscape architect by the time the issue of screening is discussed during the development process.

Chair May opened the public hearing at 6:48 PM.

There being no public comments, Chair May closed the public hearing at 6:48 PM.

Motion by Commissioner Roussel, seconded by Vice Chair Gober to recommend approval of the proposed amendment.

Motion carried unanimously 5-0.

F. DIRECTOR'S REPORT

3. Director's Report on City Council meeting items from the preceding City Council meetings and other relevant information.

Mr. Webb informed the Commission that there are three Planned Development cases submitted but likely will not be ready by January.

Beginning in January, the regular schedule will resume.

Staff is working on a development report for publication to keep the public informed.

In January, Staff will bring a Single-Family Rental Registration Ordinance to City Council for approval and explained the key elements.

Commissioner Rhule asked if that ordinance would cover short-term rentals.

Mr. Webb stated that it does not but that Staff would look into it.

Commissioner Rhule stated that she would like the City to be proactive in governing short-term rentals.

G. ADJOURNMENT

There being no business before the Commission, the meeting was adjourned at 6:52 PM.

MINUTES APPROVED THIS 24 DAY OF January, 2022.



Wade May, Planning and Zoning Commission Chairman