



Zoning & Planning Commission

Municipal Building 3800 University Blvd

Meeting Minutes

March 14, 2019

MEMBERS PRESENT: Richard Wilson, John Cutrer, Michael McEnany, Pete Johnston and Mimi Tsai

MEMBERS ABSENT: Mac Jensen and Brian Brantley

STAFF PRESENT: Alan Petrov, City Attorney, Gerardo Barrera, Assistant Public Works Director, Debbie Scarcella, City Planner, Clay Chew, Building Official and Josie M. Hayes, Public Works Administrative Coordinator

GUEST: David Cole and Steve Brown

1. **Notices, Rules, Etc.** Richard Wilson; Presiding Officer, called the meeting to order at 6:17 pm, and asked commission members and staff to introduce themselves. Richard Wilson asked staff to confirm that appropriate notices were given. Josie Hayes stated notices were posted per state and local laws.
2. **Rules of Procedure.** Debbie Scarcella stated City Council asked the ZPC to review the Rules of Procedure and establish a requirement for voluntary withdrawals of applications. The ZPC had some concerns about penalizing an applicant who withdraws an application early in the process in order to come up with a better plan, but saw some merit in limiting an applicant once a public hearing had been conducted. The time frame agreed upon was a year to be consistent with the subdivision ordinance. ZPC had some other suggested changes and asked staff to present a revised draft at the next meeting.
3. **Property Maintenance Regulations.** The ZPC reviewed proposed amendments regarding the definition of weeds, stagnant water and provisions regarding the upkeep of yards and general premises. ZPC felt the proposals were a good start, but were too broad and inexact in a number of respects, including with regard to weeds, non-native and invasive species, and standing water. Staff was asked to work on the language and present a revised draft at the next meeting.
4. **Noise Regulations.** There was general discussion regarding the proposed new noise regulations. The chapter had been reviewed and reorganized by a planning consultant. The general consensus was that in reorganizing the regulations, the consultant had failed to incorporate many useful parts of the old regulations. There were also concerns about a number of activities that should be permissible, but would appear to be barred by the

