



## Zoning & Planning Commission

Municipal Building 3800 University Blvd

### Meeting Minutes

April 11, 2019

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

MEMBERS ABSENT: Mac Jensen

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

1. **Notices, Rules, Etc.** Richard Wilson; Presiding Officer, called the meeting to order at 6:15 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. **Structure Heights, Front Porches/Balconies and Fence-like hedges.** The ZPC discussed the proposed amendments that are subject to a joint public hearing on April 22, 2019 with City Council. The purpose of discussion was to talk about possible clarifications in the ordinances that can be discussed further at a meeting following the joint public hearing with City Council. Staff provided pictures of hedges that will comply and hedges that will not comply, and pictures of elevated structures on Braeswood to augment the discussion. There were 10-15 residents that spoke regarding the fence-like hedges and porch/balcony proposals. No action was taken.
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. Staff was instructed to return with minor corrections at the next regular meeting for approval.
4. **Noise Regulations.** Staff presented revisions made from the previous meeting. There was general discussion regarding establishing maximum decibel limits for day time and night time, in addition to the general requirements as already contained in the regulations. Staff was instructed to insert separate general decibel limits for day and night and then list those special noises that may require a different limit. Quiet hours were also briefly discussed.

