



## Zoning & Planning Commission

Municipal Building 3800 University Blvd

### Meeting Minutes

May 16, 2019

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

MEMBERS ABSENT: Mac Jensen, Michael McEnany and Brian Brantley

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

GUEST: Les Albin

1. **Notices, Rules, Etc.** Richard Wilson; Presiding Officer, called the meeting to order at 6:23 pm. Richard Wilson asked staff to confirm that appropriate notices were given. Josie Hayes stated notices were posted per state and local laws.
2. **Public Comments.** John Cutrer made a motion to reopen the public hearing regarding balconies on second floors that project into the front yard. Seconded by Pete Johnson. **AYES:** Richard Wilson, John Cutrer, Pete Johnston and Mimi Tsai. **NOES:** None. **Motion carried.** Les Albin showed ZPC pictures that he took of balconies that he thought were compliant and with some modifications, they would not be. Les Albin also stated he did not think City staff is interrupting or enforcing the ordinance as it was intended to be and suggested a definition be added to the existing ordinance, but he did not have something drafted. John Cutrer made a motion to close the public hearing regarding balconies on second floors that project into the front yard. Seconded by Richard Wilson. **AYES:** Richard Wilson, John Cutrer, Pete Johnston and Mimi Tsai. **NOES:** None. **Motion carried.**
3. **Fence-Like Hedges in Front Yards.** The ZPC discussed reviewed the final draft report. Richard Wilson made a motion to forward the formal final report to City Council for their consideration. Seconded by Pete Johnston. **AYES:** Richard Wilson, John Cutrer, Pete Johnston and Mimi Tsai. **NOES:** None. **Motion carried.**
4. **Structural Heights.** The ZPC discussed the proposed final report ZPC instructed staff to complete the final report and ordinance documents for their review. There was a minor change to clarify that a residential structure in the rear twenty feet (rear setback) that is required to be elevated can have the roof structure at a minimum 27 feet roof height. Pete Johnston made a motion to forward the formal final report to City Council for their

