

**CITY OF SHAVANO PARK
PLANNING & ZONING COMMISSION MEETING
CITY HALL, COUNCIL CHAMBERS
900 SADDLETREE COURT, SHAVANO PARK, TEXAS 78231
January 9, 2017**

6:30 P.M.

MINUTES

1. Call to order

PRESENT:

Albert Aleman

Brian Harr

Konrad Kuykendall

Shawn Fitzpatrick

Carla Laws

Carlos Ortiz

Kerry Dike

Michael Janssen

ABSENT:

Richard Lazor

2. Vote under Section 36-69 of the Shavano Park City Code (“Code”) concerning a finding that each of the items following item 2 on the agenda are “planning issues” or otherwise prescribed Planning & Zoning Commission duties under 36-69(l) of the Code or the severance of one or more of such items for an individual vote on such item or items.

Upon a motion made by Commissioner Dike and a second made by Commissioner Ortiz, the Planning & Zoning Commission voted seven (7) for and none (0) opposed to approve the agenda as it was provided as Planning & Zoning Commission issues. The motion carried.

3. Citizens to be heard

Citizen Sandison addressed the Planning & Zoning Commission regarding agenda item 6- accessory / portable buildings.

4. Consent Agenda:

A. Approval - Planning & Zoning Commission minutes, December 7, 2016

Upon a motion made by Commissioner Dike and a second made by Commissioner Laws, the Planning & Zoning Commission voted seven (7) for and none (0) opposed to approve the Planning & Zoning Commission December 7, 2016 minutes as presented. The motion carried.

5. Discussion / action – Proposed amendments to Chapter 6, Chapter 32, and Chapter 36 of the City’s Code of Ordinances regarding carports – City Manager Hill and Commissioner Janssen

Upon a motion made by Commissioner Aleman and a second made by Commissioner Fitzpatrick, the Planning & Zoning Commission voted seven (7) for and none (0) opposed to approve proposed amendments to Chapter 6, Chapter 32, and Chapter 36 of the City’s Code of Ordinances regarding carports, with modifications to definitions of carport and porte cochere. A public hearing will be held at the next meeting for final recommendation to City Council. The motion carried.

6. **Discussion / action – Proposed amendments to Chapter 6 and Chapter 36 of the City’s Code of Ordinances regarding accessory buildings, outbuildings, and portable buildings – City Manager Hill and Commissioner Aleman.**

Upon a motion made by Commissioner Aleman and a second made by Commissioner Harr, the Planning & Zoning Commission voted seven (7) for and none (0) opposed to approve proposed amendments to Chapter 6 and Chapter 36 of the City’s Code of Ordinances regarding accessory buildings, outbuildings, and portable buildings. The motion carried.

7. **Discussion – Discussion regarding possible updates and changes to Chapter 36, Article IV, Tables No. 3, 4, and 5 of the permitted uses for zoning districts O-1, B-1 and B-2 – City Manager Hill and Commissioner Janssen.**

Discussion was held on this item with additional comments provided by Dan Kossel of Bitterblue.

8. **Presentation on the status of the proposed sidewalks and discussion concerning the same – City Manager Hill.**

City Manager Hill presented an update on the status of proposed sidewalks.

9. **Report / update – City Council items considered at previous City Council meetings and discussion concerning the same – City Manager Hill.**

City Manager Hill reported that the December City Council Meeting was cancelled.

10. **Chairman Announcements:**

- A. Advise members to contact City staff to add new or old agenda items.
- B. Advise members of pending agenda items, as follows:
 - i. February - Presentation by City Manager Hill on the status of the proposed sidewalks and discussion concerning the same.
 - ii. February – Proposed amendments to Chapter 6 and Chapter 36 of the City’s Code of Ordinances regarding accessory buildings, outbuildings, and portable buildings.
 - iii. February – Proposed amendments to Chapter 6, Chapter 32 and Chapter 36 regarding carports (public hearing).
 - iv. February – Discussion and proposed amendments to permitted uses in zoning districts O-1, B-1 and B-2 (public hearing).
 - v. February – Presentation by City Attorney regarding update on Open Meetings Act, Public Information and discussion regarding the same.
 - vi. February – Semiannual presentation by Denton Communities regarding residential and commercial development in Shavano Park and surrounding areas and discussion concerning the same.

11. **Adjournment**

Upon a motion made by Commissioner Dike and a second made by Commissioner Harr, the Planning & Zoning Commission voted seven (7) for and none (0) opposed to adjourn the meeting. The meeting adjourned at 7:54 p.m.

MICHAEL JANSSEN
Chairman

ZINA TEDFORD
City Secretary