

Minutes of the January 6, 2022
Planning and Zoning Commission Meeting

The Planning and Zoning Commission of the City of Pilot Point, Texas met on January 6, 2022 at 6:30 p.m. for a regular meeting of the Planning and Zoning Commission. Planning and Zoning Commission Members present were Gary Speer, Mark Lanier, Steve Keith, and Scott Cates. Staff members present were Development Services Director, John Taylor; Planner Christina Benante; and Development Services Administrative Assistant, JoAnn Wright.

ROLL CALL/CALL TO ORDER

Commissioner Keith declared a quorum and called the meeting to order at 6:34 pm.

Commissioner Keith called the roll:

Commissioner Dennis – Absent
Commissioner Lanier – Present
Commissioner Keith – Present
Commissioner Cates - Present

Commissioner Speer - Present
Chair Heitzman - Absent
Commissioner Sevier - Absent

A. Public Forum:

Commissioner Keith announced the public forum open at 6:35 pm.

Alan Fritz asked about the definition of a T.I.R.Z. Development Services Director, John Taylor gave a brief description of a T.I.R.Z. (Tax Increment Reinvestment Zone).

With no more comments Commissioner Keith closed the public forum at 6:39 pm.

B. Discuss, consider, and possible action on the December 14, 2021, Planning and Zoning Commission meeting minutes.

Commissioner Lanier made the motion to approve the minutes from the December 14, 2021, Planning and Zoning Commission meeting. Commissioner Cates seconded the motion. The motion passed unanimously.

C. Discuss, consider and possible action on an Ordinance revision amending Chapter 14 – Zoning, Article 14.02 – Zoning Ordinance, Division 3- Zoning Districts to provide for residential garage standards and Division 4- Parking Regulations

. Staff report and presentation.

Development Services Director Taylor stated the purpose for this item. The current city codes give little regulation of what constitutes a garage. This proposed ordinance will clarify garage standards and parking regulations. The proposed ordinance addresses the following:

1. Requires a two-car garage in all residential districts.
2. Removes the parking standards from the individual districts and has all related standards in the Parking Regulations section, as these standards do not change between districts.
3. Establish residential garage design standards which include:

- a. All single-family residential zoning districts require an attached or detached two-stall private garage with two parking spaces behind the garage; provided, however, it shall not be erected or placed closer to the street or right-of-way than the primary dwelling.
 - b. Private garages, whether attached or detached, shall be constructed of materials that are compatible in architectural style and color to the dwelling and garage doors shall be made of durable materials to prevent deterioration or other undesirable impacts caused by exposure to the elements
 - c. Garage doors shall be a minimum of 8 feet in width for a single stall garage bay and 16 feet in width for a two-stall garage bay.
4. Clarifies that all parking must be concrete or asphalt as in the other residential districts.
 5. Makes the requirement for concrete or asphalt parking consistent across all areas of the city. There is an exception to allow gravel in the areas that are screened and not visible from a public right of way.

. Public Hearing.

Commissioner Keith opened the public hearing at 7:07 pm for comment.

Alan Fritz asked the Commission to clarify 480 square feet must be 20 by 24.

Commissioner Keith closed the public hearing at 7:10 pm.

. Discuss, consider, and take any necessary action.

Commissioner Speer made the motion to recommend the approval of the ordinance as written with the following exceptions:

1. Garage shall have a concrete foundation
2. Clear up the section of what behind garage means
3. In residential districts, SF-E, SF-1, Sf-2, and SF-3 gravel or other all-weather surface may be used for parking areas if located behind the house and behind a screening fence and not visible from the road.
4. Garage size must be at least 20 feet wide by 24 feet deep

Commissioner Lanier seconded the motion. The motion passed unanimously.

Workshop on the following:

Development Project Overview

TIRZ/PID/MUD

Annexation/ETJ Process

Development Services Director: Taylor stated that Commission can discuss future developments but the City Attorney is not present for the rest of the workshop so they will be tabled. Mr. Taylor reviewed the approved residential Planned Development subdivisions which includes:

1. Yarbrough Farms
2. Mustang Creek
3. Hat Creek Estates

4. Rodeo Crossing
5. Windrose
6. The Hills at Pilot Point
7. Summit
8. Mustang Ranch
9. Lakeview Estates

Proposed Planned Development subdivisions:

1. Pecan Creek
2. Creekview Meadows
3. Mobberly Farms.

Items for Future Discussion - The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting. Commissioners shall not comment upon, deliberate, or discuss any item that is not on the agenda. Commissioners shall not make routine inquiries about operations or project status on an item that is not posted. Any Commissioner may, however, state an issue and a request that this issue be placed on a future agenda.

Other than the tabled workshop items, no items were discussed for future discussion.

Adjourn.

Commissioner Speer made the motion to adjourn. Commissioner Cates seconded the motion. The meeting adjourned at 7:56 pm.

ATTEST:



Brian Heitzman, Commissioner



JoAnn Wright, Development Services
Administrative Assistant