



## Zoning & Planning Commission

Municipal Building 3800 University Blvd

### Meeting Minutes

August 8, 2019

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

MEMBERS ABSENT: Mac Jensen, Pete Johnston and Brian Brantley

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

GUEST: Clifford Moy, Diane Moy and Larkin Matthews

1. **Notices, Rules, Etc.** Richard Wilson; Presiding Officer, called the meeting to order at 6:15 pm. 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.** The ZPC discussed and reviewed the proposed amendments to the Commission's Rules of Procedure. Richard Wilson made a motion to approve the changes. Seconded by Mimi Tsai. **AYES:** Richard Wilson, John Cutrer, Michael McEnany and Mimi Tsai. **NOES:** None. **Motion carried.**
3. **Front Porches and Balconies.** The ZPC considered modifications to the front porch and balconies proposal since the council meeting in July. There was some additional language added to clarify how to measure the height of permissible railings above the ceiling of a porch, and to clarify the definitions of "porch" and "balcony". Richard Wilson made a motion to forward a revised final report to City Council for its consideration. Seconded by Mimi Tsai. **AYES:** Richard Wilson, John Cutrer, Michael McEnany and Mimi Tsai. **NOES:** None. **Motion carried.**
4. **Property Maintenance Regulations.** There was general discussion regarding from ZPC, staff and residents about the length of time for a condition to be present before it is considered a violation and discussion regarding intrusive vs. invasive plants. Staff was directed to prepare an updated draft of the regulations.
5. **Noise Regulations.** There was general discussion regarding the construction noise section and the lawn equipment noise section. ZPC was given three handouts from the CDC website regarding dangerous noise levels that contained charts listing common noise generating activities and the average decibel rating for the noise. There were several

