

City of Pilot Point, Texas

Minutes of the January 11, 2021

Planning and Zoning Commission Meeting

The Planning and Zoning Commission of the City of Pilot Point, Texas met on January 11, 2021 at 6:00 p.m. for a regular meeting of the Planning and Zoning Commission. Planning and Zoning Commissioners present virtually were Paul Dennis, Rebeca Millikin and Mark Lanier. Commissioners present in person were Brian Heitzman, Steve Keith, Gary Speer, and Jim Bob Sevier. City staff present was Development Services Director John Taylor.

A. ROLL CALL/CALL TO ORDER

Commission Chairman Heitzman announced a quorum and called the meeting to order at 6:01 p.m.

B. Public Forum

Commission Chairman Heitzman opened the Public Forum at 6:02 p.m. There were no public comments. Commission Chairman Heitzman closed the Public Forum at 6:02 p.m.

C. Discuss, consider and possible action on the October 5, 2020 Planning and Zoning Commission meeting minutes.

Commissioner Keith made the motion to approve the minutes of the 10/05/20 Planning and Zoning Commission meeting. Commissioner Lanier seconded the motion. The motion passed unanimously.

D. Public Hearing on proposed ordinance amendment to Chapter 14. Zoning of the City of Pilot Point Code of Ordinances providing requirements for fences, walls and screening.

Commission Chairman Heitzman opened the Public Hearing at 6:04 pm. There were no public comments. Commission Chairman Heitzman closed the Public Hearing at 6:04 pm.

E. Discuss, consider and possible action on a proposed ordinance amendment to Chapter 14. Zoning of the City of Pilot Point Code of Ordinances providing requirements for fences, walls and screening.

Development Services Director Taylor stated the purpose of this ordinance revision is to address "Reverse frontage corner lots" and the required fence setback on those types of lots. A reverse corner lot is a corner lot where the rear lot line is adjacent to a side lot line of an abutting lot or across and alley from such side lot line. In SF-2 zoning the front setback is 25'. Prior to this draft the side fence of a reverse corner lot could be on the property line. The draft requires the fence to be setback 15' to prevent the blocking of the line of visibility. This ordinance revision only applies to new construction.

Taylor also reviewed with the Commission all the other changes to the Ordinance. The Commission discussed the requirement for registration of fence contractors and did not believe it was necessary. The Commission also did not like a section of the original ordinance that required a 5' separation between back-to-back fences.

Commissioner Keith made the motion to approve the ordinance with the following changes:

1. Delete Sec. 14.02.102 (d)(4) Registration required.
2. Delete Sec. 14.02.102 (t) Back-to-back fencing separation.

Commissioner Sevier seconded the motion. The motion passed unanimously.

F. Discuss, consider and possible action a prioritized list of needed ordinance revisions.

Development Services Director Taylor stated the purpose for this item is to prioritize some ordinance amendments that are needing to be made. The list includes:

1. Parking
2. Downtown revision of the C-1 district
3. Landscape Ordinance
4. Sign Ordinance
5. 377 overlay
6. Site Plan Ordinance
7. Subdivision Rules and Regulations
8. Zoning ordinance cleanup and Use Chart

The commissioners agreed that item 7 & 8 were high priority but were concerned about any potential cost involved. They want staff to talk to the City Attorney about the process for these ordinance amendments. The commissioners thought items 1 through 6 could be handled relatively quick. Staff said they would talk to the attorney about these also.

G. Discuss upcoming training session on Saturday, January 23 with City Council 10:00 to 2:00 (lunch provided) (topics will include zoning 101, open meetings, ethics, procedural review, others yet determined.)

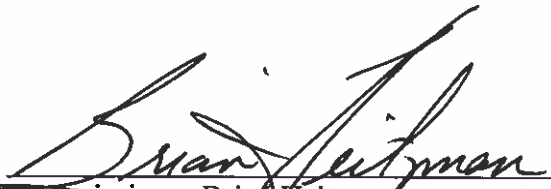
The commissioners expressed concern over having an in-person meeting. They also wanted to include a discussion of the Planning & Zoning Commission's role and relationship with City Council.

H. Item for Future Discussion:

There were no items listed for future agendas.


I. Adjourn.

The meeting adjourned at 7:18 p.m.



Commissioner Brian Heitzman

ATTEST:



Development Services Administrative Assistant
JoAnn Wright