

**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**MARCH 28, 2013**

**CALL TO ORDER – Roll Call and Determination of a Quorum**

The Planning and Zoning Commission met on the above date. Chairperson Wright called the meeting to order at 7:01 P.M.

**Commissioners Present:**

<input checked="" type="checkbox"/> Chairperson Wright	<input checked="" type="checkbox"/> Commissioner Stone
<input checked="" type="checkbox"/> Commissioner Schroeder	<input checked="" type="checkbox"/> Commissioner Lozano
<input checked="" type="checkbox"/> Commissioner Stanislav	
<input checked="" type="checkbox"/> Alternate Raney	Alternate Herzberger
<input checked="" type="checkbox"/> Alternate Sutaria	

**Staff Present**

<input checked="" type="checkbox"/> City Administrator Flanigan	<input checked="" type="checkbox"/> City Secretary Smith
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**PLEDGE OF ALLEGIANCE**

The pledges to the American and Texas flags were recited.

**INDIVIDUAL CONSIDERATION ITEMS**

**1. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON MEETING MINUTES FOR MARCH 14, 2013.**

**Amendments:**

Page 2, paragraph 3 – is to read, “bringing”

Page 2, paragraph 3 – is to read “tax base”, delete “revenue”

**MOTION:** Commissioner Lozano moved to approve the minutes as amended. Commissioner Stanislav seconded with Commissioners Stone, Schroeder, Wright, Lozano and Stanislav voting for. Motion carried 5-0.

2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON MOWING ORDINANCE.

Chairperson Wright gave a brief review of what the Commission should take into consideration during their review of the mowing regulations. (Exhibit 2A)

Commissioner Stone revised the recommendation sent to City Council on March 5, 2013. The Commission discussed and proposed the following recommendation be sent to Council for consideration.

**156.37 SUPPLEMENTARY DISTRICT REGULATIONS (EXISTING)**

**(D) *Lot maintenance.*** In all districts, lots shall be maintained in such a manner as to be free and clear of debris. All vegetation, except for regularly cultivated crops, trees, or shrubbery, which exceeds 12 inches in height, shall be presumed to be objectionable and unsightly. Regularly cultivated crops shall not be allowed to grow within the right-of-way of any public street or easement but shall be kept mowed. It shall be the duty of any person owning, claiming, occupying, or having supervision or control of any real property to cut and remove all weeds, brush, or other objectionable or unsightly matter as often as may be necessary; provided that the removing and cutting same at least once in every 30 days shall be deemed a compliance with this chapter; and to use every precaution to prevent the same growing on the premises to become a nuisance.

**156.37 SUPPLEMENTARY DISTRICT REGULATIONS (PROPOSED)**

**(D) *Lot maintenance.*** In all districts, lots shall be maintained in such a manner as to be free and clear of debris. ~~All vegetation, except for regularly cultivated crops, trees, or shrubbery, which exceeds 12 inches in height, shall be presumed to be objectionable and unsightly.~~ The following provisions relate only to the height of grass and weeds ~~on properties with an area or areas, which have remained in their natural state (not changed artificially or are in a primitive or unaltered state):~~

(1) ~~On lots of 2 acres or more: that portion of the property that has remained in its natural state~~ ~~On lots~~ - grass and weeds are not permitted to grow to a height in excess of 12 inches unless the vegetation is for agricultural operations and may then exceed 12 inches.

(2) Agricultural ~~operations~~ includes the following activities:

- a. Cultivating the soil (tilling soil in order to better prepare it for planting);
- b. Producing crops for human food, animal feed, planting seed, or fiber;
- c. Floriculture (cultivation and management of ornamental and flowering plants – wildflowers may exceed 12 inches when growing, but shall be mowed to a maximum height of 12 inches after seeding ~~and no later than July 1<sup>st</sup> of each growing year~~);
- d. Viticulture (the cultivation or culture of grapes especially for wine making);
- e. Horticulture (growing fruits, vegetables, flowers or ornamental plants);
- f. Silviculture (dealing with the development and care of forests);
- g. Wildlife management;
- h. Raising or keeping livestock or poultry.

(3) ~~This does not apply to a maximum of 100 feet from a building or structure of the front yard line as defined in Supplemental District Regulations Section 156.37 (G) (1).~~

Regularly cultivated crops shall not be allowed to grow within the public road right-of-way of any public street or easement but shall be kept mowed. It shall be the duty of any person owning, claiming, occupying, or having supervision or control of any real property to cut and remove all weeds, brush, or other objectionable or unsightly matter as often as may be necessary; provided that the removing and cutting same at least once in every 30 days shall be deemed a compliance with this chapter; and to use every precaution to prevent the same growing on the premises to become a nuisance.

| **(For discussion at Parker As proposed by the P- & Z Meeting at meeting on March 28, 2013)**

MOTION: Commissioner Stone moved to forward the proposed changes, shown above, to City Council for consideration (Exhibit 2B). Commissioner Lozano seconded with Commissioners Stone, Schroeder, Wright, Lozano and Stanislav voting for. Motion carried 5-0.

**3. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON CITY THOROUGHFARE MAP.**

MOTION: Commissioner Lozano moved to table to a future date. Commissioner Schroder seconded with Commissioners Stone, Schroeder, Wright, Lozano and Stanislav voting for. Motion Carried 5-0.

**4. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON CANCELLING THE REGULAR APRIL 11 MEETING.**

The regularly scheduled meeting for April 11, 2013 will be canceled due to Candidates' Night.

**ROUTINE ITEMS**

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**5. FUTURE AGENDA ITEMS**

Next Regular Meeting April 25

- Zoning Change Request & Plat from Wynne/Jackson Development
- Interview applicants for Commission
- Estates at Creekside Parker Phase 1 Preliminary

**6. ADJOURN**

Adjourned at 8:19 p.m.

Minutes Approved on \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Attest:

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Chairman Russell Wright

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Commission Secretary Stanislav

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Prepared by City Secretary Carrie L. Smith