

**MINUTES OF THE MAY 5, 2022
PLANNING AND ZONING COMMISSION MEETING**

The Planning and Zoning Commission of the City of Pilot Point, Texas met on May 5, 2022 at 6:30 p.m. for a regular meeting of the Planning and Zoning Commission. Planning and Zoning Commission Members present were Steve Keith, Paul Dennis, Gary Speer, and Scott Cates. Staff members present were Development Services Director John Taylor, City Attorney Brenda McDonald, and Development Services Administrative Assistant JoAnn Wright.

A. ROLL CALL/CALL TO ORDER

Commissioner Keith called roll and declared a quorum calling the meeting to order at 6:31 PM

Commissioner Dennis – Present	Commissioner Speer - Present
Commissioner Lanier – Absent	Chair Heitzman - Absent
Commissioner Keith – Present	Commissioner Sevier - Absent
Commissioner Cates – Present	

B. Public Forum:

Commissioner Keith announced the public forum open at 6:31 pm.

Dennis Fritz stated his concern about the minimum size in a standard garage as listed in the garage ordinance just recently passed by the city.

City Attorney McDonald stated that the minimum size only means that the garage cannot be built smaller than that size. A person could build a garage larger if they chose.

With no public comments Commissioner Keith closed the public forum at 6:33 pm.

C. Consent Agenda:

1. **Minutes: Discuss, consider, and possible action on the April 7, 2022, Planning and Zoning Commission meeting minutes.**

2. **FP22-003 The Reserve at Pilot Point – Final Plat**

Act on a recommendation to City Council regarding a Final Plat for a 28.077 – acre development with 91 residential and 7 Homeowner’s Association lots, located in the J. Jeffries Survey, Abstract No. 661, located in the City of Pilot Point, Denton County, Texas.

Commissioner Dennis made the motion to approve the consent agenda. Commissioner Scott seconded the motion. The motion passed unanimously.

D. Regular Agenda:

1. **Zoning Ordinance Amendment**

Discuss and act on a zoning ordinance amendment related to residential garage standards.

a. Staff overview.

Development Services Director Taylor stated that in January of this year the City Council approved an amendment to the zoning ordinance that established minimum standards for garages and minimum standards for paving.

This revision was in reaction to a garage that was recently constructed in the city. It

was determined that the city did not have adequate construction standards to prevent this type of construction from occurring again. When notice went out to the builders of the ordinance change it became clear that while the ordinance as written would stop the undesired construction it also impacted the more traditional single-family construction. There were two problems the traditional builders were having with the new ordinance.

1. The limitation that an attached or detached garage could not be constructed in front of the primary structure.
2. Minimum garage dimensions of 20' width x 24' depth and concern over a minimum overall garage area

In an effort not to disrupt traditional home construction in the city the city council delayed the effective of the ordinance to allow time for an amendment to be made.

b. Public Hearing.

Commissioner Keith announced the public hearing open at 6:43pm.

Brock Babb from Centurion American stated that 365 square feet is more in line with the product that most of their builders are building.

John Porizek with M/I Homes stated that out of the nineteen house plans that they have, ten will not work. Most of their plans put the garage out further than the rest of the house so they can give more footage to the master bath and master bedroom.

Development Services Director Taylor stated the ordinance the City is looking at does not say "garage extending" in front of the house. It says "not to extend past the build line".

Commissioner Speer stated he does not have a problem with the garage extending beyond the house.

Mr. Taylor recommended using a square footage instead of exact dimensions.

Mr. Babb stated that they voluntary annexed into the city. They have had plans since 2019. They have already invested a lot of money into Mobberly. This ordinance would Affect building. They strongly ask for the city to consider the effect on the builders. The builders are very accommodating but some of the subdivisions are already platted and planed.

Commissioner Keith closed the public hearing at 6:49pm.

c. Discuss, consider and possible action.

Commissioner Speer made the motion to amend the ordinance provisions pertaining to garage as follows:

1. detached garages may not be closer to street than the front façade of the

residence

2. for existing platted lots (including preliminary plats), the minimum garage size is 365 square feet.
3. for future lots, the minimum garage size shall be 480 square feet.
4. for future platted lots, front facing garage shall not be closer to the street than 2 ½ feet in front of the front building façade.
5. and provide an exception for J-swing garages.

Commissioner Cates seconded the motion. The motion passed unanimously.

E. Items for Future Discussion.


No items were added for future agendas.

F. Adjourn.

Commissioner Dennis made the motion to adjourn the meeting. Commissioner Keith second the motion. The meeting adjourned at 7:29 pm.

ATTEST:


Brian Heitzman, Chair


JoAnn Wright, Development Services
Administrative Assistant