



**Planning & Zoning
Commission Meeting
October 18, 2022
7:00 p.m.**

W.K. (Trey) Hoffman, Chairman
Anne-Marie McMichael, Vice-Chair
Louise Richman, Secretary
Jim Autenreith

Patrick Johnson
John Lisenby
Maryellen McGlothlin
Jerry Kent, Alternate



AGENDA

City of Spring Valley Village
Planning & Zoning Commission Special Meeting
Council Chambers at City Hall
1025 Campbell Road, Spring Valley Village, Texas
Tuesday, October 18, 2022, at 7:00 P.M.

The meeting agenda and agenda packet are posted online at www.springvalleytx.com.

The video link to this meeting is <https://us02web.zoom.us/j/87020215432>

The public toll-free dial-in numbers to participate in the telephonic meeting are 1-346-248-7799 (Houston), 1-253-215-8782 (US), and 1-301-715-8592 (US); enter the Meeting ID: 870 2021 5432 and #.

The public will be permitted to offer public comments as provided by the agenda and as permitted by the presiding officer during the meeting.

An audio recording of the meeting will be made and will be available to the public in accordance with the Open Meetings Act upon written request.

1. CALL THE ROLL AND ANNOUNCE A QUORUM IS PRESENT

2. APPROVAL OF MEETING MINUTES: Regular Meeting on September 13, 2022

3. CONDUCT A PUBLIC HEARING CONCERNING: AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS TO AMEND SUBSECTION 02.01, GARAGES AND CARPORTS, OF SECTION 5, BUILDING AND USE RESTRICTIONS IN DWELLING DISTRICT "A"; OF EXHIBIT A, ZONING REGULATIONS, OF CHAPTER 12, PLANNING AND ZONING, TO REQUIRE THAT A GARAGE HAVE AN OPENING THE WIDTH OF THE NUMBER OF CARS THAT CAN BE STORED THEREIN; AND TO REQUIRE A TEN FOOT (10') SPACE BETWEEN THE REARMOST EAVE LINE OF THE PORTE-COCHERE AND ANY OTHER ROOFLINE OF THE RESIDENTIAL STRUCTURE OR GARAGE; PROVIDING FOR PROVIDING FOR THE INCORPORATION OF THE PREAMBLE; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 PER DAY WITH EACH DAY CONSTITUTING A NEW VIOLATION; PROVIDING A SEVERABILITY CLAUSE, A SAVINGS CLAUSE AND AN EFFECTIVE DATE.

- A. Presentation of Zoning Text Amendment
- B. Those In Favor
- C. Those Opposed
- D. Adjourn Public Hearing

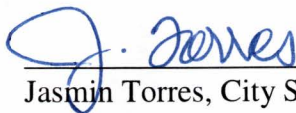
4. CONSIDERATION AND POSSIBLE ACTION CONCERNING: AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS TO AMEND SUBSECTION 02.01, GARAGES AND CARPORTS, OF SECTION 5, BUILDING AND USE RESTRICTIONS IN DWELLING DISTRICT "A"; OF EXHIBIT A, ZONING REGULATIONS, OF CHAPTER 12, PLANNING AND ZONING, TO REQUIRE THAT A GARAGE HAVE AN OPENING THE WIDTH OF THE NUMBER OF CARS THAT CAN BE STORED THEREIN; AND TO REQUIRE A TEN FOOT (10') SPACE BETWEEN THE REARMOST EAVE LINE OF THE PORTE-COCHERE AND ANY OTHER ROOFLINE OF THE RESIDENTIAL STRUCTURE OR GARAGE; PROVIDING FOR PROVIDING FOR THE INCORPORATION OF THE PREAMBLE; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 PER DAY WITH EACH DAY CONSTITUTING A NEW VIOLATION; PROVIDING A SEVERABILITY CLAUSE, A SAVINGS CLAUSE AND AN EFFECTIVE DATE.

5. ADJOURNMENT

Note: Per Chairman Hoffman, if a quorum is not made at the Planning & Zoning Commission meeting, the members present will meet as a sub-committee strictly to discuss the agenda items.

Posted this the 13th day of October 2022 at 5:00 p.m. pursuant to the Open Meetings Act, Chapter 551, Texas Government Code.

Attest:


Jasmin Torres, City Secretary

In compliance with the Americans with Disabilities Act, the City of Spring Valley Village will provide reasonable accommodations for persons attending public meetings. This facility is wheelchair-accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made no less than 48 hours prior to this meeting. Please contact the City Secretary's office at 713-465-8308 or email jtorres@springvalleytx.com for further information.

Minutes

Planning & Zoning Commission Meeting Minutes
City of Spring Valley Village
Tuesday, September 13, 2022

- 1. The Planning & Zoning Commission meeting was called to order by Chair Trey Hoffman at 7:01 p.m. in the Council Chambers of City Hall, 1025 Campbell Road, Houston, Texas.**

Planning & Zoning Members present at City Hall:

Trey Hoffman, Chair
Anne-Marie McMichael
Jim Autenreith
Jerry Kent, Alternate (arrived 7:03 p.m.)
Louise Richman

A quorum was present.

City Officials present:

Zach Meadows, Director of Community Development
Carie Anne Livengood, Assistant
Loren Smith, City Attorney

- 2. Approval of meeting minutes for regular meeting August 9, 2022**

Ms. McMichael made the motion to approve the minutes. Mr. Autenreith seconded the motion. The motion carried 4 to 0.

- 3. Conduct a public hearing concerning:** An ordinance of the City Council of City of Spring Valley Village, Texas, amending Exhibit A of Chapter 12, Planning and Zoning, of the Code of Ordinances of the City, Exhibit A being the Zoning Ordinance of the City, by amending Ordinance 2020-25 amending a Planned Area Development ("PAD") of approximately 1.17 acres of land just east of the north east intersection of Katy Freeway and Adkins Road, being out of Lot 17 and Lot 2 of the West Park Subdivision, in the Thomas A. Hoskins survey, Abstract No. 342, Harris County, Texas, within the Freeway Planned Area Development District requiring construction on the development approved by Ordinance 2020-25 to commence no later than August 25, 2023; providing for severability; providing a savings clause and an effective date; and providing a penalty of an amount not to exceed \$2,000 for each day with each day constituting a new violation.

- a. Presentation of PAD extension request
- b. Those in favor
- c. Those opposed
- d. Adjourn public hearing

Mr. Hoffman opened the public hearing at 7:03 p.m.

Mr. Meadows introduced and briefly explained the item. John Joubert, Executive Vice President of i3, 9230 Katy Freeway, Suite 500, Houston, TX 77055 further explained the reasons for the request. The facility will be used for elective surgery such as plastic surgery, dermatology, etc. During the pandemic such surgery was put on hold and many medical expansion plans were put on hold. Additionally, construction costs increased over 30%. Starting during the summer 2022, the market improved, and construction costs have stabilized. The time extension will be to commence construction no later than August 25, 2023.

There were no speakers. Mr. Hoffman closed the public hearing at 7:09 p.m.

- 4. Consideration and possible action concerning:** An ordinance of the City Council of City of Spring Valley Village, Texas, amending Exhibit A of Chapter 12, Planning and Zoning, of the Code of Ordinances of the City, Exhibit A being the Zoning Ordinance of the City, by amending Ordinance 2020-25 amending a Planned Area Development ("PAD") of approximately 1.17 acres of land just east of the north east intersection of Katy Freeway and Adkins Road, being out of Lot 17 and Lot 2 of the West Park Subdivision, in the Thomas A. Hoskins survey, Abstract No. 342, Harris County, Texas, within the Freeway Planned Area Development District requiring construction on the development approved by Ordinance 2020-25 to commence no later than August 25, 2023; providing for severability; providing a savings clause and an effective date; and providing a penalty of an amount not to exceed \$2,000 for each day with each day constituting a new violation.

Mr. Kent made a motion to approve the ordinance. Ms. McMichael seconded the motion. The motion passed 5 to 0. This item will go next to City Council.

- 5. Discussion and direction concerning:** An ordinance amending the Code of Ordinances of the City of Spring Valley Village, Texas to amend Subsection 02.01, garages and carports, of Section 5, Building and Use restrictions in Dwelling District "A"; of Exhibit A, Zoning Regulations of Chapter 12, Planning and Zoning to require a ten foot (10') space between the rearmost roofline of the porte-cochere and any other roofline of the residential structure, proving for severability, providing a penalty in an amount not to exceed \$2000.00 per day with each day constituting a new violation.

Mr. Smith and Mr. Meadows explained that this item is about a porte-cochere structure that will not look like (appear to be) a carport. Mr. Meadows read about porte-cocheres to the Commission members. The question is how to build in some clarity to the ordinance. There are two types of porte-cocheres: front and side. Mr. Hoffman mentioned that porte-cocheres are bound by the City side setbacks. The architecture, roof pitch have to match the house. Mr. Kent said that one is looking for separation. Mr. Smith will re-word taking into account if the garage is only on one side.

- 6.** Ms. McMichael made a motion to adjourn. Mr. Kent seconded the motion. The motion carried 5 to 0. The meeting was adjourned at 7:40 p.m.

Signed: _____
W. K. (Trey) Hoffman, Chairman

Attest: _____
Louise Richman, Secretary

**City of Spring Valley Village
Planning and Zoning Commission
Agenda Item Data Sheet**

MEETING DATE: October 18, 2022

TOPIC: **CONDUCT A PUBLIC HEARING CONCERNING:**

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS TO AMEND SUBSECTION 02.01, GARAGES AND CARPORTS, OF SECTION 5, BUILDING AND USE RESTRICTIONS IN DWELLING DISTRICT "A"; OF EXHIBIT A, ZONING REGULATIONS, OF CHAPTER 12, PLANNING AND ZONING, TO REQUIRE THAT A GARAGE HAVE AN OPENING THE WIDTH OF THE NUMBER OF CARS THAT CAN BE STORED THEREIN; AND TO REQUIRE A TEN FOOT (10') SPACE BETWEEN THE REARMOST EAVE LINE OF THE PORTE-COCHERE AND ANY OTHER ROOFLINE OF THE RESIDENTIAL STRUCTURE OR GARAGE; PROVIDING FOR PROVIDING FOR THE INCORPORATION OF THE PREAMBLE; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 PER DAY WITH EACH DAY CONSTITUTING A NEW VIOLATION; PROVIDING A SEVERABILITY CLAUSE, A SAVINGS CLAUSE AND AN EFFECTIVE DATE.

BACKGROUND:

As presented during the September 13, 2022 Planning & Zoning Commission, changes to the Garage and Carport Regulations are being presented to address concerns over certain Porte-Cocheres within the City appearing to resemble more like carports than the intended use of Porte-Cochere.

During the September Planning & Zoning Commission meeting a discussion was held on how to address these concerns, as a result of that discussion the language was changed to add the following to Subsection 02.01, Garages and Carports, of Section 5, Building and Use Restrictions in Dwelling District "A", of Exhibit A, Zoning Regulations, of Chapter 12, Planning And Zoning:

5. On a porte-cochere located on the side of a residence, the rear eave line of the porte-cochere shall be at least ten (10') feet from the eave line of any adjacent garage or structure as measured perpendicularly from the rear of the porte-cochere.

Additional Changes Added Since September Meeting

Since the September Planning & Zoning Commission meeting, another issue became known with the Garage & Carport Regulations. City staff received a permit request to add additional garage space and a Porte-Cochere to the side of an existing home. In the proposed construction, the garage was reconfigured to make a one-car garage entrance and then widen towards the

**City of Spring Valley Village
Planning and Zoning Commission
Agenda Item Data Sheet**

rear of the garage in order to “accommodate” the requirements of the Ordinance. Attached is a visual representation of the construction. The current subsection 02.01 reads as follows:

.01 Required. Each dwelling in Dwelling District "A" shall have an attached or detached garage. A garage shall have a minimum floor space of four hundred (400) square feet and shall be constructed and configured in such a manner that the garage is capable of storing a minimum of two (2) standard-sized four-wheeled vehicles side by side. Carports are prohibited.

City staff is of the opinion that the language above is too vague and allows the proposed construction to occur. Recognizing that is not what was intended by the language, City Attorney Loren Smith has proposed the following change to this section of the Ordinance:

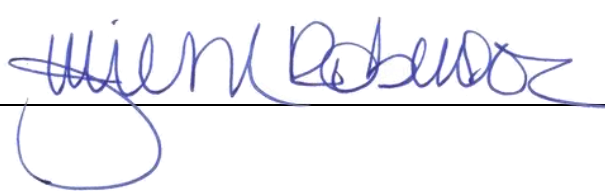
.01 Required. Each dwelling in Dwelling District "A" shall have an attached or detached garage. A garage shall have a minimum floor space of four hundred (400) square feet and shall be constructed and configured in such a manner that the garage is capable of storing a minimum of two (2) standard-sized four-wheeled vehicles side by side and have an opening equal to the width of the number of cars that can be stored in the garage. Carports are prohibited.

Since the Commission was already changing language within Subsection 02.01, City staff is incorporating this change in the same Ordinance to ensure no additional delay in getting the language changed in the Zoning Ordinance.

RECOMMENDATION:	Not applicable
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ATTACHMENTS:	• Proposed Ordinance • Example of Garage Change Proposal • Copy of Published Notice of Public Hearing
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SUBMITTING STAFF MEMBER:	CITY ADMINISTRATOR APPROVAL:
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Zachary Meadows, Director of Community Development	
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ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS TO AMEND SUBSECTION 02.01, GARAGES AND CARPORTS, OF SECTION 5, BUILDING AND USE RESTRICTIONS IN DWELLING DISTRICT “A”; OF EXHIBIT A, ZONING REGULATIONS, OF CHAPTER 12, PLANNING AND ZONING, TO REQUIRE THAT A GARAGE HAVE AN OPENING THE WIDTH OF THE NUMBER OF CARS THAT CAN BE STORED THEREIN; AND TO REQUIRE A TEN FOOT (10’) SPACE BETWEEN THE REARMOST EAVE LINE OF THE PORTE-COCHERE AND ANY OTHER ROOFLINE OF THE RESIDENTIAL STRUCTURE OR GARAGE; PROVIDING FOR PROVIDING FOR THE INCORPORATION OF THE PREAMBLE; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 PER DAY WITH EACH DAY CONSTITUTING A NEW VIOLATION; PROVIDING A SEVERABILITY CLAUSE, A SAVINGS CLAUSE AND AN EFFECTIVE DATE.

* * * * *

WHEREAS, the City of Spring Valley Village, Texas (the “City”) does not allow carports in its Dwelling District “A”; and

WHEREAS, the City does allow porte-cocheres in certain instances; and

WHEREAS, the City Council desires to amend the regulations related to porte-cocheres as stated in this ordinance.

WHEREAS, the City Council of the City finds that the regulations contained herein are in the best interest of the health, safety and welfare of the public; and

WHEREAS, the Zoning Commission of the City, following notice and hearing as required by law, has recommended that the City Council adopt the amendments to the zoning regulations contained herein as shown in the final report of said Commission; and

WHEREAS, the City Council, following notice and hearing as required by law, concurs with the recommendation of the Planning and Zoning Commission that such amendments be approved; now, therefore:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, THAT:

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. Subsection 02.01, Garages and Carports, of Section 5, Building and Use Restrictions in Dwelling District "A" of Exhibit A, Zoning Regulations, of Chapter 12, Planning and Zoning, is hereby amended by adding the language underscored below, Subsection 05.02.01, Garages and Carports, to read as follows:

"05:02.01

Garages and Carports: (Ordinance 231)

.01 Required. Each dwelling in Dwelling District "A" shall have an attached or detached garage. A garage shall have a minimum floor space of four hundred (400) square feet and shall be constructed and configured in such a manner that the garage is capable of storing a minimum of two (2) standard-sized four-wheeled vehicles side by side and have an opening equal to the width of the number of cars that can be stored in the garage. Carports are prohibited.

.02 Detached. A detached garage shall not exceed one story.

.03 Second story. Access to the second story of an attached garage shall be enclosed and through the dwelling to which it is accessory.

.04 Entrance or Exit. No vehicle door(s) or vehicle entrance or exit of a garage constructed forward of the front wall line of the main dwelling shall face the street address: said door(s) or entrance or exit shall be located on a side of the garage that, in plain view, shall be at a 90-degree angle or greater to the street of address. No vehicle door(s) or vehicle entrance or exit of a garage shall face the street address unless the door, entrance or exit is set back five (5) feet or more from the front wall line of the main dwelling. No roof overhang or other extension of the garage roof attached to a garage at the vehicle door(s) or vehicle entrance shall extend more than ten (10) feet, and no extension or support structure for an extension shall be located past the front wall line unless it complies with section 05:02.01.06.

.05 Other Front Facing Garage Rules. A front facing garage may not be more than fifty (50) percent of the width of the dwelling.

.06 Certain Porte-Cocheres Permitted. A porte-cochere is a permanent roofed structure attached to a dwelling to accommodate the passage of a vehicle into an inner courtyard or driveway, or through a circle driveway in front of the dwelling, open on at least two (2) sides, and shall not to be used for the routine storage of one or more vehicles. A porte-cochere is permitted subject to the following requirements:

1. Porte-cocheres shall comply with the same required setbacks as those applicable to the main dwelling. In addition, no porte-cochere shall be located forward of the front wall line of the main dwelling, except where such porte-cochere extends over a circle driveway in front of the dwelling.
2. The maximum total square footage of the porte-cochere shall be less than four hundred (400) square feet.
3. The roof pitch of the porte-cochere shall be proportional to the roof pitch of the main dwelling. A porte-cochere shall be architecturally-integrated with the main dwelling and shall be constructed of brick, stone, and other non-metal materials or a combination thereof in proportions similar to those of the main dwelling and garage.
4. A porte-cochere shall be located at an entrance to the main dwelling. For purposes of this section, an entrance to the garage shall not be considered an entrance to the main dwelling.
5. On a porte-cochere located on the side of a residence, the rear eave line of the porte-cochere shall be at least ten (10') feet from the eave line of any adjacent garage or structure as measured perpendicularly from the rear of the porte-cochere."

Section 3. Any person, corporation or entity who or which shall intentionally, knowingly, recklessly, or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day in which any violation shall occur, or each occurrence of any violation, shall constitute a separate offense.

Section 4. In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not

affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Spring Valley Village, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

PASSED, APPROVED AND ORDAINED, this the ____ day of _____, 2022.

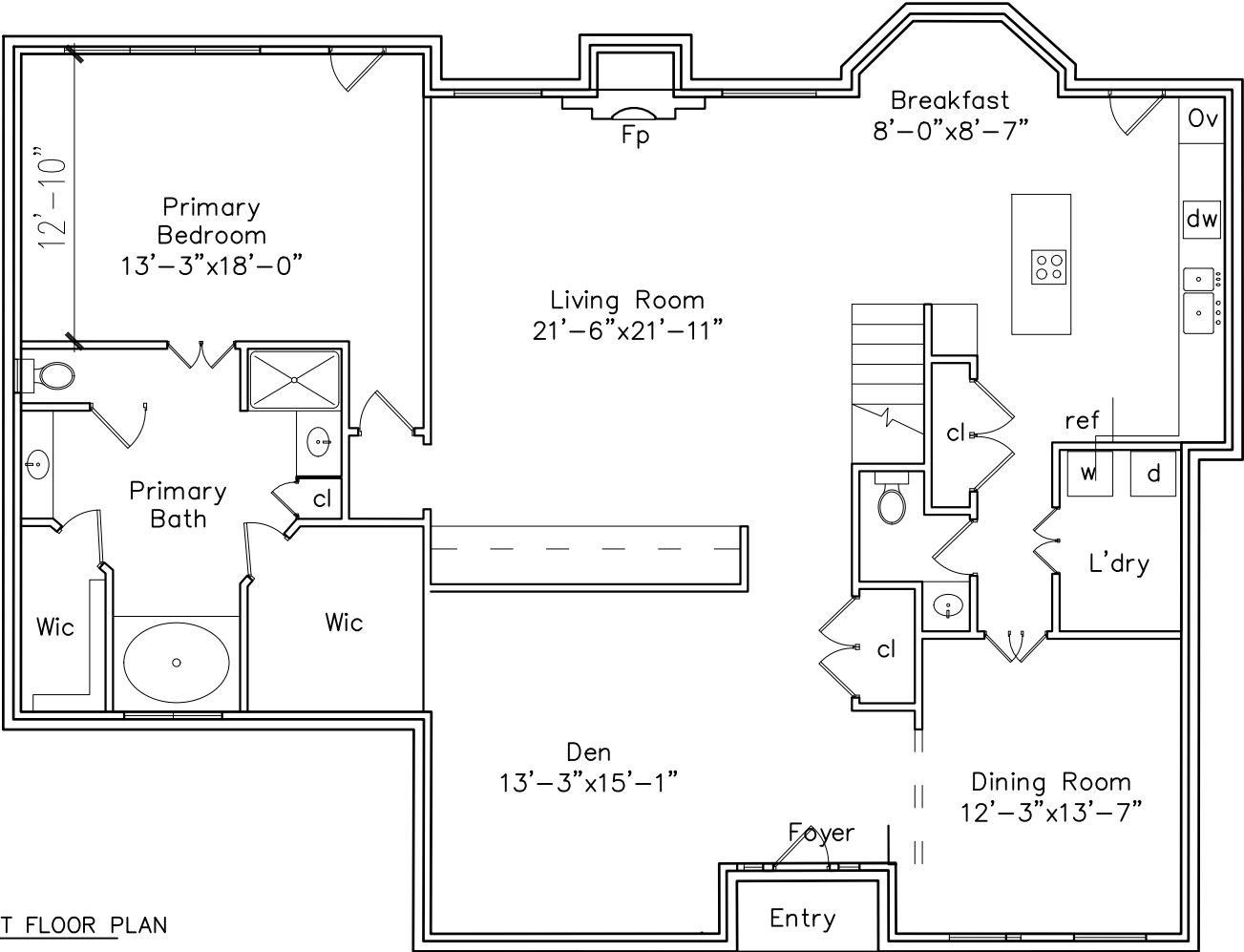
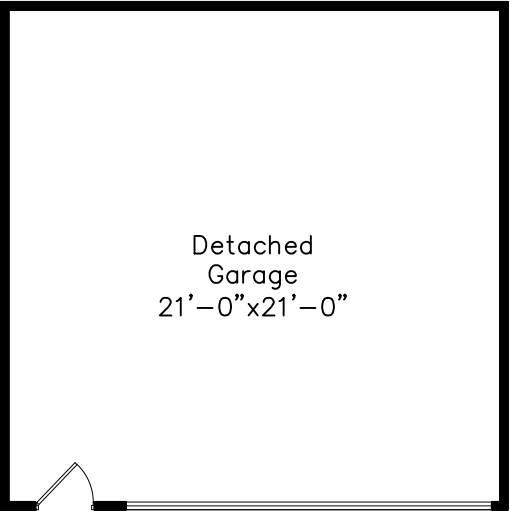
Marcus Vajdos, Mayor
City of Spring Valley Village, Texas

ATTEST:

Jasmin Torres, City Secretary
City of Spring Valley Village, Texas

DIVIDER PAGE

EVERYTHING IS
EXISTING TO REMAIN (E.T.R.)
UNLESS OTHERWISE NOTED. (U.O.N.)



EXISTING 1ST FLOOR PLAN



IHP engineering
TBPE F-212156
J.L.O. Burgos Zepeda
07/08/2022

832-488-7746
BoMoSo.com

VINTAGE
COLLECTION

BUILDER:
10 INVERNESS PARK WAY
HOUSTON TEXAS 77055

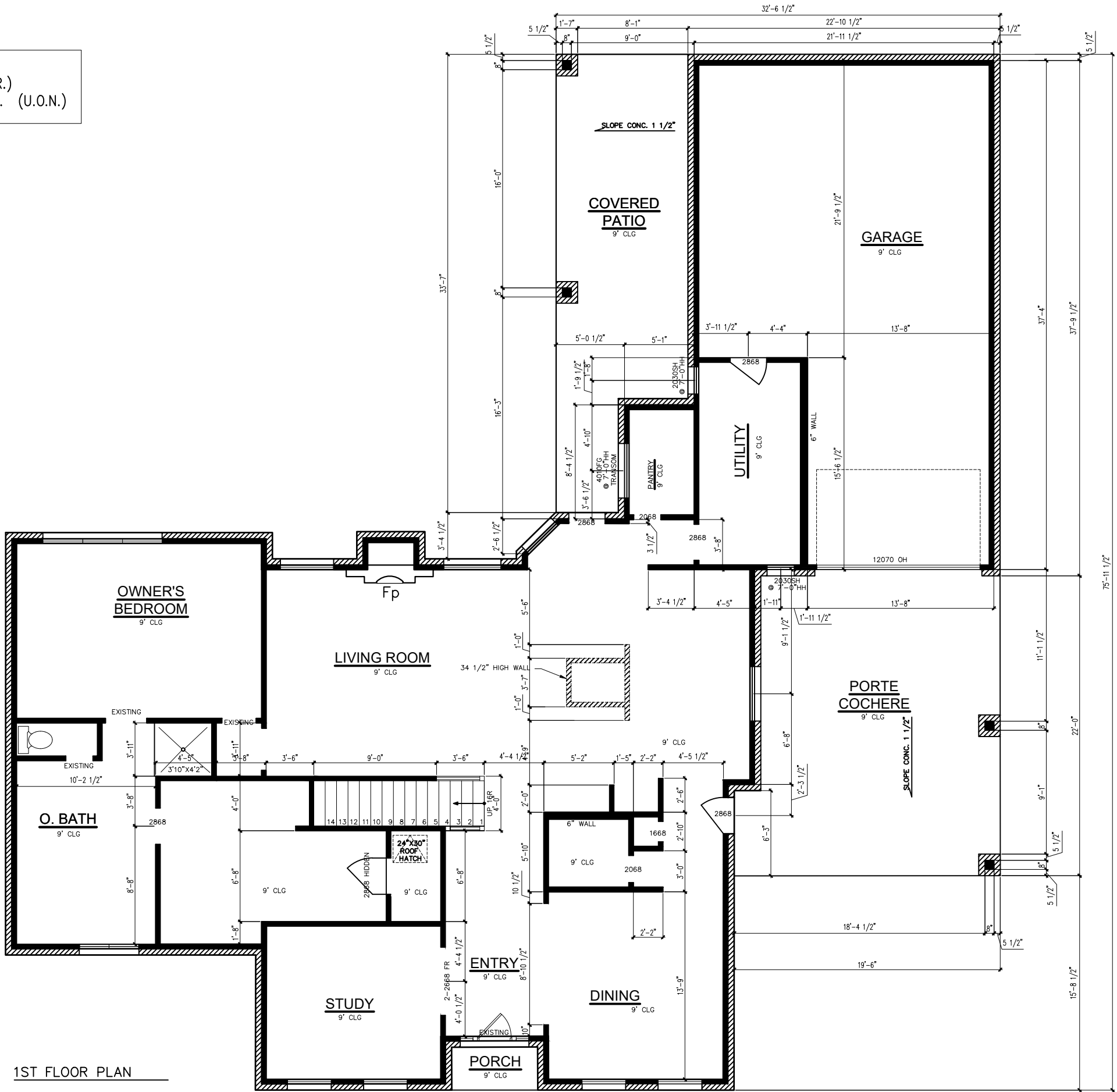
ISSUE DATE
5/25/22

PLAN NAME
SISTER

PLAN NUMBER
V004

EXISTING
1ST FLOOR
PLANS

EXISTING TO REMAIN (E.T.R.)
UNLESS OTHERWISE NOTED. (U.O.N.)



1ST FLOOR PLAN



IHP engineering
TBPE F-212156
[Signature]
07/08/2022



832-488-7746
BoMoSo.com

VINTAGE
COLLECTION

BUILDER:

10 INVERNESS PARK WAY
HOUSTON TEXAS 77055

ISSUE DATE
5/25/22

PLAN NAME
SISTER

PLAN NUMBER
V004

1ST FLOOR
FRAME

DIVIDER PAGE

**PUBLIC NOTICE
CITY OF SPRING VALLEY VILLAGE, TEXAS
NOTICE OF PUBLIC HEARING**

Notice Is Hereby Given To Hear Comments And Testimony Concerning The Following:

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS TO AMEND SUBSECTION 02.01, GARAGES AND CARPORTS, OF SECTION 5, BUILDING AND USE RESTRICTIONS IN DWELLING DISTRICT "A"; OF EXHIBIT A, ZONING REGULATIONS, OF CHAPTER 12, PLANNING AND ZONING, TO REQUIRE THAT A GARAGE HAVE AN OPENING THE WIDTH OF THE NUMBER OF CARS THAT CAN BE STORED THEREIN; AND TO REQUIRE A TEN FOOT (10') SPACE BETWEEN THE REARMOST EAVE LINE OF THE PORTE-COCHERE AND ANY OTHER ROOFLINE OF THE RESIDENTIAL STRUCTURE OR GARAGE; PROVIDING FOR THE INCORPORATION OF THE PREAMBLE; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 PER DAY WITH EACH DAY CONSTITUTING A NEW VIOLATION; PROVIDING A SEVERABILITY CLAUSE, A SAVINGS CLAUSE AND AN EFFECTIVE DATE.

The **Planning and Zoning Commission** of the City of Spring Valley Village will hold a public hearing regarding this request to provide all interested parties the right to appear and request information on:

Date: Tuesday, October 18, 2022

Time: 7:00 p.m.

Location: Council Chambers
Spring Valley Village City Hall
1025 Campbell Road
Houston, TX 77055

The **City Council** of the City of Spring Valley Village will hold a public hearing regarding this request to provide all interested parties the right to appear and request information on:

Date: Tuesday, October 25, 2022

Time: 6:00 p.m.

Location: Council Chambers
Spring Valley Village City Hall
1025 Campbell Road
Houston, TX 77055

For additional information regarding these public hearings, please contact the Director of Community Development, Zachary Meadows at (713) 465-8308.

**City of Spring Valley Village
Planning and Zoning Commission
Agenda Item Data Sheet**

MEETING DATE: October 18, 2022

TOPIC: **ORDINANCE NO. 2022-XX**

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS TO AMEND SUBSECTION 02.01, GARAGES AND CARPORTS, OF SECTION 5, BUILDING AND USE RESTRICTIONS IN DWELLING DISTRICT "A"; OF EXHIBIT A, ZONING REGULATIONS, OF CHAPTER 12, PLANNING AND ZONING, TO REQUIRE THAT A GARAGE HAVE AN OPENING THE WIDTH OF THE NUMBER OF CARS THAT CAN BE STORED THEREIN; AND TO REQUIRE A TEN FOOT (10') SPACE BETWEEN THE REARMOST EAVE LINE OF THE PORTE-COCHERE AND ANY OTHER ROOFLINE OF THE RESIDENTIAL STRUCTURE OR GARAGE; PROVIDING FOR PROVIDING FOR THE INCORPORATION OF THE PREAMBLE; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 PER DAY WITH EACH DAY CONSTITUTING A NEW VIOLATION; PROVIDING A SEVERABILITY CLAUSE, A SAVINGS CLAUSE AND AN EFFECTIVE DATE.

BACKGROUND: In the previous agenda item, the Planning and Zoning Commission held a public hearing concerning amendments to Subsection 02.01, Garages And Carports, Of Section 5, Building And Use Restrictions In Dwelling District "A"; Of Exhibit A, Zoning Regulations, Of Chapter 12, Planning And Zoning.

If approved by City Council, this Ordinance would implement the proposed amendments to Subsection 02.01, Garages and Carports, of the City's Code of Ordinances.

RECOMMENDATION: Staff recommends approval of the Ordinance.

ATTACHMENTS: • Ordinance No. 2022-XX

SUBMITTING STAFF MEMBER:

Zachary Meadows, Director of
Community Development

CITY ADMINISTRATOR APPROVAL:

