

Planning and Zoning Commission Minutes
City Council Chambers Northside of City Hall
360 Rio Communities Blvd.
July 16, 2020

This meeting was streamed on Facebook Live
<https://www.facebook.com/riocommunities>

Call to Order

- Chairman Thomas Scroggins called to order the Planning and Zoning Commission meeting at 6:34 p.m.

Pledge of Allegiance

- Secretary Rubin led the Pledge of Allegiance.

Roll Call

- Present- Chairman Tom Scroggins, Secretary L. E. Rubin, Scott Adair, Lawrence Gordon and Dennis Kintzler
- Absent- Vice-Chairman John Thompson
- Present- Deputy Clerk Amy Lopez

Approval of Agenda

- Secretary Rubin made the motion to approve the agenda for July 16, 2020. The motion was second by Scott Adair to approve the agenda for July 16, 2020. Vote: Chairman Thomas Scroggins - yes; Secretary L. E. Rubin - yes; Scott Adair - yes; Dennis Kintzler - yes; Lawrence Gordon - yes. With a 5-0 vote the agenda for the Planning and Zoning meeting was approved.

Approval of Meeting Minutes from June 18, 2020

- No minutes for approval

General Commission Discussion

- Tom Scroggins said there is a gentleman wanting to bring a doublewide to a property on Del Fuego, he provided the gentleman with the zoning code and let him know a permit was needed to move the doublewide in Rio Communities city-limits.
- L. E. Rubin asked if there are covenants against mobile/manufactured home in that neighborhood and began a discussion.
- Scott Adair asked who has had Planning and Zoning training and said we should all have some training; American Planning Association has classes online and he would go through the catalog and see what the commission might be interested in.
- Tom Scroggins said it seems that the Municipal League had Planning and Zoning training, but it is not possible to attend with Covid and began a discussion.
- Lawrence Gordon asked what was going to happen with the hole on Chamartin.
- Code Enforcer Reeves said the Public Works is going to erect a fence around the hole until it can be permanently fixed and began a discussion.

Public Comment

- No Public Comments

Abatement

- Scott Adair did not have anything new.

- Code Enforcer Reeves said he liked the Abatement document that Scott Adair made, it said City of Rio Communities, but he thought the lien should be at 18% so that the property owner is more likely to be motivated to take care of the problem.
- Scott Adair said he can research the interest rate on the lien so that we are not breaking any laws by setting it too high.
- L. E. Rubin said to make it 18% and the lawyer can look at it and began a discussion.
- Tom Scroggins told Councilor Brown he is not confident in Planning and Zoning writing the Ordinances for the City and began a discussion.
- Scott Adair said we want to use the Ordinances to help people fix the property, not to make money from citizens but get people to register vacant properties with the City and began a discussion
- Tom Scroggins asked for a motion to send a copy of Scott Adair's proposal to City Council for their action.
- L.E. Rubin made the motion to send a copy of Scott Adair's proposal to City Council for their action with the change on the percentage to 18%, with the recommendation that they would send it to the attorney for review. Lawrence Gordon seconded the motion.
- Tom Scroggins said the market rate for interest is constantly changing so adding an interest rate might not be a great idea and began a discussion.
- Code Enforcer said we could put 18% or what the court deems fit at the time.
- Tom Scroggins said that if we send it to the attorney and they did not think the percentage was an appropriate amount they would let us know.
- Scott Adair said it can be fine-tuned by the attorney and began a discussion.
- Roll Call Vote for the motion to send a copy of Scott Adair's proposal to City Council for their action with the change on the percentage to 18%, with the recommendation that they would send it to the attorney for review. Vote: Chairman Thomas Scroggins - yes; Secretary L. E. Rubin - yes; Scott Adair - yes; Dennis Kintzler - yes; Lawrence Gordon - yes. With a 5-0 vote the motion was approved.

Annexation

- Tom Scroggins said Annexation is a touchy subject and direction should come from City Council and maybe we can discuss it at the joint meeting on July 29, 2020.
- Dennis Kintzler said if there is something that is holding up annexation, Council should make Planning and Zoning aware of the reasons, why would we waste our time if we cannot make a change and began a discussion.
- Code Enforcer Reeves said we are lacking a City Manager in the process of annexation and need one to be able to move on.
- Tom Scroggins began a discussion about whether the City will have a City Manager or City Administrator.
- Dennis Kintzler made a motion to table the discussion of Annexation. Lawrence Gordon seconded the motion. Vote: Chairman Thomas Scroggins - yes; Secretary L. E. Rubin - yes; Scott Adair - yes; Dennis Kintzler - yes; Lawrence Gordon - yes. With a 5-0 vote the motion was approved.

Neighborhood Plans

- Tom Scroggins said the topic should be tabled in John Thompson's absence.
- Dennis Kintzler began a discussion about neighborhood covenants.
- Tom Scroggins began reading names of some of the neighborhoods with known covenants, but he said he had not reviewed them and began a discussion.
- Tom Scroggins said the City may not enforce covenants, but we might be able to use them to help us define neighborhoods.
- Dennis Kintzler said he there are many neighborhoods without covenants and began a discussion.

- L. E. Rubin said if a person needed to put in a well or septic, you can't anymore, the City requires you to sign up with City water and sewer and began a discussion.
- Dennis Kintzler asked if we need to set up new regulation or use the old ones and began a discussion.
- Scott Adair asked if more neighborhoods would mean we need more Councilors to represent those neighborhoods.
- Tom Scroggins said not if the population is under 10,000 residents.
- Dennis Kintzler asked how we would break it up fairly.
- Lawrence Gordon said idea of a neighborhood plan originally, to break it up by lot sizes.
- Dennis Kintzler asked why special permission is needed to put a manufactured home in one part of the City and not another.
- Tom Scroggins explained that it is a zoning issue, R-1 you cannot have a single wide but you can put a doublewide or larger in that zone if they follow the codes we spoke of earlier and began a discussion.
- Tom Scroggins said his neighborhood has lots approximately the same size and that might be a factor in how neighborhoods are identified.
- Scott Adair said that is smart because the lifestyle of those with larger lots are going to be different common elements than those with smaller lots and began a discussion.
- Dennis Kintzler said people now days don't want to have to deal with landscaping, we have to make available options for different types of people and began a discussion.
- Lawrence Gordon asked what happens when the acre lot owners are wanting to split their acres.
- Tom Scroggins asked if we need neighborhoods, and do they need to be mini gated communities, think people living here don't want or need that and began a discussion.
- Scott Adair said it might be necessary to keep the City looking nice and began a discussion.

Adjourn

- L. E. Rubin moved to adjourn and carry the neighborhood plan to the next agenda. Lawrence Gordon second the motion and the meeting adjourned at 8:03 p.m. with a 5-0 vote.

Respectfully submitted,

Taken by Amy L. Lopez, Deputy Clerk

Date: _____

Approved:

Thomas Scroggins, Chairman

John Thompson, Vice-Chairman

L. E. Rubin, Secretary

Scott Adair

Lawrence Gordon

Dennis Kintzler