

Planning and Zoning Commission Minutes  
City Council Chambers Northside of City Hall  
360 Rio Communities Blvd.  
January 7, 2021

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

**Call to Order**

- Vice-Chairman John Thompson called to order the Planning and Zoning Commission meeting at 6:33 p.m.

**Pledge of Allegiance**

- John Thompson led the Pledge of Allegiance.

**Roll Call**

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

**Approval of Agenda**

- John Thompson made the motion to approve the agenda for January 7, 2021. The motion was second by L. E. Rubin. Vote: Chairman Tom Scroggins - yes; Vice-Chairman John Thompson - yes; Secretary L. E. Rubin - yes; Scott Adair - yes; Lawrence Gordon - yes. With 5-0 vote the agenda for the Planning and Zoning meeting on January 7, 2021 was approved.

**Approval of Meeting Minutes from December 17, 2020**

- John Thompson made the motion to approve the Meeting Minutes for December 3, 2020 as written. The motion was seconded by Lawrence Gordon. Meeting Minutes for the joint meeting with City Council on for December 17, 2020 were signed. Vote: Chairman Tom Scroggins - yes; Vice-Chairman John Thompson - yes; Secretary L. E. Rubin - yes; Scott Adair - yes; Lawrence Gordon - yes. With a 5-0 vote the agenda for the Planning and Zoning meeting was approved.

**Public Comment**

- No comments were made.

**Neighborhoods**

- John Thompson said last meeting L. E. Rubin had asked to return to neighborhoods to today's meeting but was not sure why and began a discussion.
- John Thompson said the two agenda items are intertwined and asked if both items could be discussed at the same times.
- John Thompson asked if we wanted to integrate Animal Welfare in the neighborhoods and he thought it was not a good idea to integrate them yet. He then said one way to narrow this down was through definitions that Scott Adair provided and began a discussion.
- Tom Scroggins asked what other animals besides dogs and cats should be allowed with question number one.
- John Thompson said this is where we want to have a survey with broad open-ended questions and continued the discussion.

- L. E. Rubin asked if we should propose the question what shouldn't be allowed and continued the discussion.
- Scott Adair said that we should delete financial support in the third paragraph so that it does not seem like we are promoting a business.
- John Thompson said maybe we should delete sheltered and smaller.
- Scott Adair said we can change it to safely enclosed and sheltered.
- Tom Scoggins said we need both.
- John Thompson began a conversation about editing the document to look nice.
- John Thompson said they need something to present to City Council on January 21, 2021 even if it is not perfect.
- John Thompson said it might be good to go over Scott Adair's revisions of the questions.
- Scott Adair began reviewing questions and began a discussion.
- Lawrence Gordon said he wonders if people understand what urban domestic livestock and began a discussion.
- Scott Adair said we need to choose a name for non-traditional pets, for people that have chickens, goats, and bees.
- L. E. Rubin said livestock is livestock, horses, and cows.
- Scott Adair said maybe residential animals.
- John Thompson said question four, should we regulate by number of hooves or the size of animal and continued the discussion.
- Tom Scroggins said it will be refined by the time it is presented before the Council.
- Scott Adair asked if we want to ask a question about whether the home is owned or rented and the lot size.
- John Thompson said we need to keep in mind the size of the survey because we want it to fit.
- Tom Scroggins said we should respond to changes through email before the next meeting and was wondering about how that affects the Open Meetings Act and continued the discussion.
- John Thompson asked if P&Z could spend City dollars for a mass mailing and began a discussion.
- Scott Adair said he is reading an article about a rolling quorum, and it sounds like we can only have two people communication, so he and John Thompson could work together to clean up the document to present to Council and not be in violation of the Open Meetings Act.
- John Thompson said we are going to request Council to have community input and if we are allowed to do a mass mailing and what addresses we are going to mail it to.
- A discussion began about owners versus renters and how owners would be contacted if they are not local.
- John Thompson said the survey is not going to write the ordinance, it is so that we can see how the public feels.
- L. E. Rubin said if this is an ordinance, the public will eventually have to vote on it and continued the discussion.
- Tom Scroggins said putting the names together on one line would save some space.

### **Animal Welfare**

- John Thompson said the Scott Adair sent the commissioners seven questions for a survey and read a paragraph he wanted to add to the survey.
- A discussion began about how the public would respond to the survey, whether by mail, email, or calls.

- John Thompson said we realize that people in the community have different expectations of what animals they want in the City and continued the discussion.
- Lawrence Gordon asked if there should be an idea of what type of animals might be considered livestock.
- Tom Scroggins said we have residence that really started this discussion because they live next to a residence with goats and other animals and the owners don't keep up with the waste and smells. He continued to say that he thinks it is good to include what kind of animals are considered farm animals.
- John Thompson said we are wanting to format the questionnaire to two pages.
- Scott Adair said it should be on one page because if it is longer, people won't fill it out and continued the discussion.
- John Thompson said for we are asking for residents to say what area they are living so we know how big the lots are and began a discussion.
- L. E. Rubin started a discussion about covenants.
- John Thompson asked if we want yes or no questions or ask for letters explaining how they feel.
- L. E. Rubin said if you want a larger response, a yes or no question survey would get more answers because most people will not sit and write a letter. He then said using survey monkey might be an option and continued the discussion.
- John Thompson said there might be questions about penned and non-penned animals and began a discussion.
- Tom Scroggins said if it was a yes or no survey then it might be a ten-page survey, but he didn't see anyone writing letters and continued the discussion.
- A discussion began on how many animals should be allowed and how it could be incorporated into a yes or no questionnaire.
- Lawrence Gordon said he wants to get as many people as we can, using a format that will create the most response. He then said there is less complaining when people have a say and continued the discussion.
- Scott Adair said we can ask questions like should there be animals allowed other than cats and dogs, and should certain animals be allowed on certain sized lots.
- L. E. Rubin said yes, or no answers might be hard to quantify into our ordinance.
- John Thompson said that letters might get fewer responses but might have more in depth and usable answers.
- L. E. Rubin asked how long would be take on getting surveys to the public before we act on something.
- John Thompson said the Mayor Pro Lopez knows this will take a while and as long as we can give the Council an update at our next meeting, we should be fine.
- L. E. Rubin said we got a 10% response for the park survey and he would expect the same.
- Tom Scroggins asked if the survey was a yes or no or long answer survey.
- John Thompson said there were some broad questions with options, not just yes or no and continued the discussion.

### **General Discussion**

- Tom Scroggins asked for any discussion and brought up the hole on Chamartin.
- John Thompson said he thinks we should bring up the safety issue of the burned homes back up to Council and began a discussion.
- Tom Scroggins said the new City Manager starts on Monday and mentioned the next meeting will be a joint meeting with Council and he thinks Animal Welfare will be the biggest topic and began a discussion.

- Tom Scroggins said we might be able to eblast the survey as well, coming up with a check the box kind of survey.

**Adjourn**

- L. E. Rubin motioned to adjourn and carry the neighborhood plan to the next agenda. Scott Adair second the motion and the meeting adjourned at 8:02 p.m. with a 5-0 vote.

Respectfully submitted,

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Amy L. Lopez, Deputy Clerk

Date: \_\_\_\_\_

Approved:

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Thomas Scroggins, Chairman

\_\_\_\_\_  
John Thompson, Vice-Chairman

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L. E. Rubin, Secretary

\_\_\_\_\_  
Scott Adair

\_\_\_\_\_  
Lawrence Gordon