

**MINUTES OF THE MEETING
TAYLOR LAKE VILLAGE PLANNING AND ZONING COMMISSION
TUESDAY, MARCH 13, 2018 AT 7:30 P.M.**

On Tuesday, March 13, 2018 at 7:30 P.M., the Planning and Zoning Commission of the City of Taylor Lake Village met in the Council Chambers at Taylor Lake Village City Hall at 500 Kirby Rd., Taylor Lake Village, Texas 77586, and took action with respect to the following:

1.0 CALL TO ORDER AT 7:30 P.M. AND ROLL CALL

THOSE PRESENT:

MG Spanial (Chairman)
Rod Henson (Vice Chairman)
Laurel Stout (Secretary)
Frank McGrath
Johnnie Hubbard
Bill Mathisen
Lorena Briel - Absent

Also in attendance were Mayor Jon Keeney, Building Official Jack Fryday and TLV residents John Stout, Greg & Sharon Hite, Elissa Emmons, Fred Dumin, Mack Eisenberg, Richard Riker, Terry Parker & Debbie Smith.

2.0 MINUTES

**2.1 MOTION to approve minutes of February 20, 2018 meeting – McGrath, Seconded – Henson
-ALL IN FAVOR-**

3.0 OLD BUSINESS

3.1 Continued discussion and possible action on zoning/regulations pertaining to the Boat Superstore property. **-Tabled**

3.2 How will the change in the Flood Zones effect Taylor Lake Village ie: Discounted Rate Being Phased Out (grandfathering), Elevation Certificate Requirement, Rules for Determining the Base Floor Elevation and Construction Fire Codes may be in conflict with Flood Construction Requirements.

Mathisen – Reported on findings regarding retrofitting existing housing to meet existing FEMA requirements and the need to adopt new construction codes to comply with FEMA requirements.

**MOTION: 1) Invite FEMA to a joint City Council and P&Z Meeting to explain the current regulations and requirements, 2) Based on those findings, disseminate correct information to the citizens of TLV, 3) Review and consider whether or not further code modifications are warranted in light of new findings – Stout, Seconded – McGrath
-ALL IN FAVOR-**

4.0 NEW BUSINESS

4.1 General Comments from TLV residents.

Several residents commented on the issue including John Stout who stated to clarify that retrofitting houses to FEMA standards would not be a city requirement but a recommendation to keep rates lower. Sharon Hite questioned if these issues would apply to houses up on pier and beam or just slab. Elissa Emmons wanted more information about FEMA grants to help elevate a low-lying house. Mayor Keeney assured everyone that City Attorney would review this matter and ensure codes adopted by the City are consistent with FEMA requirements. Debbie Smith suggested we confer with surrounding cities to see what they are doing regarding this matter and Terry Parker was concerned about these issues because even though her house has never flooded, her house probably won't meet the new codes.

5.0 ADJOURNMENT

**MOTION TO ADJOURN AT 8:30 P.M. - Mathisen, Seconded – McGrath
-ALL IN FAVOR-**

MG Spanial, Chairman
Planning and Zoning Commission

ATTEST:



Laurel Stout, Secretary
Planning and Zoning Commission