

**MINUTES OF THE MEETING
TAYLOR LAKE VILLAGE PLANNING AND ZONING COMMISSION
TUESDAY, FEBRUARY 20, 2018 AT 7:30 P.M.**

On Tuesday, February 20, 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 7:32 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

Also in attendance were Mayor Jon Keeney, city attorney Scott Bounds and the following TLV residents/property owners: John Stout, Mike Robertson, Lynn Windus, Fred Kunzinger, Don & Linda Wadleigh, Mack Eisenberg, W. Bon, Scott & Debbie Smith, Stephen & Julie Willis, Bill Earnest, Michael Ashdown & John & Susan Serow.

2.0 MINUTES

**2.1 MOTION to approve minutes of October 10, 2017 meeting – McGrath, Seconded – Hubbard
-ALL IN FAVOR-**

3.0 OLD BUSINESS

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

4.0 PUBLIC HEARING

4.1 Public Hearing before the Planning & Zoning to receive testimony regarding the proposed amendment of the code of ordinances of the City of Taylor Lake Village, by amending Appendix A, Zoning commenced at 7:33 PM.

Mayor Keeney explained context of proposed ordinance. FEMA may offer grants to raise houses and pay 90% of the costs. The proposed ordinance is to prohibit houses on

stilts. City attorney felt it wise to address this issue proactively. Residents from the community made the following comments: To Wadleigh questioned the requirement to use concrete pilings, says wood is still used in Galveston. John Stout stated clarification is needed on what constitutes “natural grade” of a lot. Debbie Smith expressed concerns about how implementing proposed ordinance would affect deed restriction enforcement. Mike Robertson asked if you could take advantage of FEMA funding to elevate a house that has not flooded yet. Wooter Bon questioned the penalty language written in the meeting notice. Fred Kunzinger questioned the absolute value of square footage. Attorney Scott Bounds explained the logic behind the proposed ordinance.

There being no further comments, the Public Hearing portion of the meeting was closed at 7:58 PM.

4.2 Planning and Zoning’s discussion and possible action to approve a final report to city council regarding item 4.1.

**MOTION to recommend to City Council to move forward with the proposed ordinance as written – Mathisen, Seconded – Briel
-ALL IN FAVOR-**

5.0 NEW BUSINESS

**5.1 General Comments from TLV residents.
- none -**

5.2 How will the change is 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.

**MOTION: To form a committee of two members to look at how to deal with those rate increases and come back with a proposal to Planning & Zoning – McGrath,
Seconded - Mathisen
-ALL IN FAVOR-**


5.3 Next Meeting Date was scheduled for March 13, 2018.

6.0 ADJOURNMENT

**MOTION TO ADJOURN AT 8:35 P.M. - Stout, Seconded – Mathisen
-ALL IN FAVOR-**

MG Spanial, Chairman
Planning and Zoning Commission

ATTEST:



Laurel Stout, Secretary
Planning and Zoning Commission