

**MINUTES OF THE MEETING
TAYLOR LAKE VILLAGE PLANNING AND ZONING COMMISSION
TUESDAY, OCTOBER 10, 2017 AT 7:30 P.M.**

On Tuesday, October 10, 2017 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

Also in attendance were approximately 16 TLV residents/property owners: Kate Havard, Mary Welch, Mike Bennett, Christine Hawthorn, Sandra Widmer, Mike Widmer, Louise Sawyer, Lynn Windus, B.F. McLaughlin, Ken Reagan, Debbie Smith, Scott Smith, Richard Hicks, David LeBlanc, Gayla Delly, and Jennifer Webster.

2.0 MINUTES

**2.1 MOTION to approve minutes of September 12, 2017 meeting – Mathisen, Seconded – McGrath
-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** Continued discussion regarding development relating to 6.4 acres of vacant land near intersection of Old Kirby Road and Kirby Blvd. **-Tabled**
- 3.3** Continued discussion regarding the possibility of creating a new zoning district, R-4, detached single family residential, townhomes, for 6.4 acres of vacant land near the intersection of Old Kirby Road and Kirby Blvd. - **MOTION to withdraw from consideration the matter of creating a new zoning district, R-4 – McGrath, Seconded, Mathisen
– ALL IN FAVOR -**

- 3.4 Planning & Zoning's discussion and possible action to approval a final report to city council regarding items 3.2 and 3.3. - **Tabled**

4.0 NEW BUSINESS

- 5.1 General Comments from TLV residents.
See Attached Exhibit 1

- 4.1 Next Meeting Date was scheduled for January 9, 2017.

5.0 ADJOURNMENT

**MOTION TO ADJOURN AT 7:59 P.M. - McGrath, Seconded – Hubbard
-ALL IN FAVOR-**

MG Spanial, Chairman
Planning and Zoning Commission

ATTEST:



Laurel Stout, Secretary
Planning and Zoning Commission

EXHIBIT 2
CITIZEN COMMENTS
October 10, 2017

(These notes are not intended as a verbatim transcript of the meeting, but a summary of the key points discussed and comments made. Any errors or omissions are unintentional and not in any way intended to alter the essence of the speakers' opinion.)

Comments from residents:

1) Kate Havard – 1206 Longledge Drive

Addressed a couple of issues she had concern about. One is that at City Council meeting the prior week it was brought up that the developer had never paid fee for any inquiry to begin for the rezoning issue. Questioned what do we, as Planning & Zoning members, receive that initiates our working on a matter and should the procedure be revised. Second is that The Citizen is being used to meet the notice requirement for public meetings and doesn't feel it is appropriate since very few people receive the Citizen anymore. She intends to bring that up also with City Council.

2) Ken Reagan – 4314 Honey Oaks

Wanted to acknowledge the effort the Committee made on the attempted R-4 rezoning and wanted to state his appreciation for the action taken tonight (dismissing the matter).

3) Christine Hawthorn – 4322 Honey Oaks Dr.

Asked if the Chairman could address Kate's comments?

Reponse from Chairman: "No ma'am, I cannot."

4) Kate Havard – 1206 Longledge Dr.

Why not? You can choose to address comments according to the open meetings act.

M.G. Spanial – "I choose not to. Let's move on."

5) Lynn Windus – 4154 Willowhill Dr.

Is that like how you choose not to answer emails?

M. G. Spanial – "Anyone else" (have comments)?

6) Christine Hawthorn – 4322 Honey Oaks Dr.

Stated that she had heard (the Chairman) state that citizens could email him but that he would not answer those emails, she was wondering if he was choosing not to answer those emails.

7) Mike Widmer – 4310 Honey Oaks

Stated that not responding to questions (by the Chairman) was making it harder on the people at the meeting. Did not understand why that was happening, and stated the committee was supposed to be representing the people and he didn't see that.

Planning & Zoning member Bill Mathisen excused himself and left the meeting at 7:45 PM stating he didn't like what was happening.

8) Sandy Widmer – 4310 Honey Oaks

Was also at City Council meeting and heard the council member state that if the fee had not been paid this matter (R-4 zoning) should never have been taken up and she would like to know why it was.

P&Z Member Laurel Stout to Chairman: "Can any of the rest of us (on the commission) answer these questions?"

M.G. Spanial – "You can give your opinion, if you like, I don't have facts, I don't have opinions."

P & Z Member Lorena Briel – "I'd like to clarify since I've been involved in city government both as a volunteer and held a paid position for about 10 years. The Citizen is being used for notification by ordinance by the city. That is an issue to take up with City Council. The Planning and Zoning Commission is appointed by the Mayor and City Council. They tell us what matters we are supposed to take up. We were told to examine and review the R-4. If you have issues with Planning & Zoning reviewing something, please take it up with City Council. We are volunteers; we do what we are told. When it comes to notification, it's very clear in the state legislature how the information is to be disseminated to the citizens. The Citizen was chosen because it was free, the city has done that for decades. Items are also posted on the city web page, you can also sign up for notification emails by the city. As to the 200 foot rule (pertaining to who gets notification), again that is state legislated. The city will always go by the law."

9) Gayla Delly – 1203 Woodbank Dr.

Thank you for your response and clarity (to Lorena Briel) that is greatly appreciated.

10) Debbie Smith – 4326 Honey Oaks

Kate, Ken, Christine, Mike, Sandy have all made comments. She (Debbie Smith) has personally been to 3 meetings, her husband has been to 4. Says she has emailed (the chairman) and understands the emails back and forth between a citizen and city volunteer needs to be addressed in the proper forum, please address why tonight is different and the chairman will not answer questions?

M.G. Spanial – "I allowed this committee to be subjected to a hostile environment from several citizens in a previous meeting, I have no desire to do that again, especially since the subject is closed and was handled in accordance with every ordinance, regulation and state statute. I can only state fact, I cannot state my opinion."

11) Barnett McGlaughlin – 1206 Rosevine Dr.

Thought there was supposed to be 15-day notice and questioned that. Wanted to know what newspaper(s) those meetings were published in.

P & Z Member Lorena Briel – “When we have a P & Z meeting there is a 72 hour notice requirement that it has to be on the web site and posted on the bulletin board – not 15 days.”

12) Barnett McGlaughlin – 1206 Rosevine Dr.

But what about a public hearing?

Lorena Briel – “It has to state that it is a public hearing. A meeting and a public hearing are two totally separate things. If further clarification is needed, the city secretary, Stacey Fields, can advise. There is an actual State statute that specifies what constitutes a public hearing.”

13) Scott Smith – 4326 Honey Oaks

Answer the questions! You keep avoiding them and it’s making everyone hostile. That doesn’t settle anything, leaves it up in the air.

P & Z Member Frank McGrath – “Texas has an open meeting law. Everything has to be noticed, the agenda has to be noticed. It is very well intended. It intends that the public’s business is done in public and that you don’t (for example) come in at 7:28 and say this is what our agenda is going to be. Getting in to open ideas and dialog, if it’s not on the agenda, it gets frustrating, it’s frustrating to me, I came from corporate America and if we had a crisis and needed to scrub the agenda and focus on that they that’s what we did. You can’t do that in public meetings. So, M.G. (the chairman) is right, he can’t allow the meeting to go wander all over without any of that stuff having been noticed so.”

14) Kate Havard – 1206 Longledge Drive

Wanted to make one more comment, that there is no hostility between herself and any of the other residents towards the P&Z members here except for the P&Z Chairman, because of how he approaches the situation and carries himself. She understands that guidance is taken from City Council and that she is aware of the codes, and that this isn’t a public hearing but this is on the agenda, the public forum (citizens comments), so the issue is that instead of actually hearing what “your neighbors are saying,” because she does appreciate that everyone is volunteers, but doesn’t appreciate the chairman’s approach. Says she will talk to the mayor and will encourage everyone who has been involved in this process to also do so to make sure he (M. G. Spanial) isn’t reappointed in 2018.

15) Barnett F. McLaughlin – 1206 Rosevine Dr.

Stated we passed through old business 3.3 so quickly that he doesn’t believe the agenda item has been fulfilled. Can you revisit that?

M.G. Spanial – “It was already decided that it has been settled and we withdrew it. Any other questions, sir?”

P & Z Member Laurel Stout – “Can I make a comment? I would like to comment on the matter of the fee not being paid before this matter was brought before P&Z. We had no knowledge... I had no knowledge. In the future, I will ask that question before we take up something else. But, I had no idea.”

16) Kate Havard – 1206 Longledge Drive

Thank you (to Laurel Stout).

M. G. Spanial – “Any other comments?”

There were none.