

Zoning Advisory Committee  
March 13, 2019  
Minutes:

In Attendance:

Committee Members:

Tim Dent, Roshanda Grey, Jan Regan, Tim Little, Justin Weaver, Jody Weaver, Jyoti Naik, Bill DiLibero, Jennifer O'Reily, Valeria Keese

Other Attendees:

Jessica Priest

1. Introductions:

Participants went around the table to introduce themselves

2. Review of last minutes:

There was not a copy of the minutes to review so both sets will be reviewed and approved at the next meeting.

- a. There was a brief rehash of the zoning discussion from the prior meeting.  
The presentation is available on the City's Website [www.portlavaca.org](http://www.portlavaca.org) on a Zoning Advisory Committee Link from the Boards and Commissions link.

- b. Tim Little provided an overview of the AgLife program and the assistance that they will be providing the Committee.

3. Discussion

Valeria will be creating a drop box for documents to be shared by committee participants.

4. Review of Chapter 3.

Val explained Unified development code.

We started to work Section by Section of Chapter 1.

Section 101

Section 102. Jurisdiction

Question on ETQ – Bill/Jody will follow up with TML as to what the City can regulate under the ETJ.

Section 103. Purpose

Intro Paragraph – Question related to Objectives “Including, but are not limited to”.

It was decided to leave the language in.

A. through F.

A. Section A needs to reference the adopted Port Lavaca Comprehensive Plan.

B. This section needs to clarify Land-Use District

C. This section needs to clarify the sentence. Refer to future land use.

Prevent or minimize FUTURE land use incompatibilities

D. No comments on this section

- E. No comments on this section.
- F. Section F needs to be removed completely.

Is there anything missing....

There was discussion on whether there should be a new section that Valeria discussed around environmental enhancement

"Preserve and enhance the air, scenic beauty, . . . Bill will get the specific language to add to this section.

#### Section 104. Minimum Standards

No questions/ comments on this section.

#### Section 105.

Define covenants in the definition section

#### Section 106.

- A. No Comments
- B. No Comments
- C. No Comments
- D. We will make this consistent with State law and City Ordinance  
There was discussion as to whether this section need some rewording – where is section 317 from. The whole Portland Unified Development Code needs to be provided to see the context of the sections.
- D. We need to check into the five acres for subdivisions. What is the state law

#### Section 107

Okay

No suggested changes.

#### Section 108

No suggested changes.

#### Section 109

- A. Okay.
  - 1. Okay
  - 2. Okay
  - 3. Okay
- B. Okay
- C. C
- D. Change to currently Comprehensive Plan.

The committee decided that it would be best to wait to discuss the zone definitions when we have the Future Land Use map to look at the zones. It would also be consistent to continue to review the specific definitions as further defined in Chapter 2.

The meeting was adjourned at 2:25 pm.