



(Jeff) I would like to bring in the difference of the tiny homes if there is going to be a huge difference and those tiny homes that are still registered as RV's. The reason that they are registered that way is because they still movable and they are easier. With villages being built around big cities. They look like homes and they are expensive. I think they should have the axels removed and be permanently affixed to a piece of property. Otherwise, you can just move it anywhere you want to. This is maintaining the status of it. I just thought that this might be something that we would want to put on the ordinance.

(Mark) So we will just do a little research and find out what other cities have done to define these things and prepare that statement and give it to Pat, I guess. She can send it on to Michael Evans and when we get it back from him then we can present it to the council.

More discussion on variance and people continuing to build a home.

**6. Determining necessary materials/tasks completion a member's notebook will be handed out. Each member will receive one and will include such items as follows:**

A. Purpose and Scope.

A roster was given of all who were included in the P&Z meetings and their information.

B. Zoning Definitions.

This will explain what needs to be discussed and the definition.

C. Local Government Code TITLE 7/A/211/A General Zoning Regulations.

This is for Texas and is the law of what is supposed to be done.

D. Role of Planning Commission.

Is included in the notebook for reference.

E. P&Z COMMISSION MAP

A map that can be written on with dry-erase marker to map out the zones and other projects.

This is will be framed and hung so that it can be used as well as observed.

The notebook was discussed and suggestions were made. It was suggested by Mark for the commission to read at their leisure and highlight or mark what they think is relevant.

Discussion was held about what was coming North and how important the P&Z is at this time to keep businesses and corporations from over whelming the small town. It is important to lay these ordinances in place to protect the interest of those who want to maintain the small-town feel. The ETJ was also discussed and how it would help the city to control a lot of development and growth.

The lot sizes were brought up and changes need to be made so that the septic systems do not have to be on one acre lots. This could help in putting more houses on properties that are less than one acre. Areas could be zoned for smaller lots. It was discussed how the importance of zoning in a small city could be.

Possibly having a public hearing regarding for certain areas.

## **7. Member Q&A Discussion.**

(Jeff) I wish that we had a city sewer system, because most lots in the city are much smaller than an acre. If we don't offer them a sewer system it looks to me like they should be able to get a septic system through the county. It is a city, but we don't provide this service. Is it possible to get a sewer system now?

(Claude) It is possible to get a sewer system now. I have tried to find a city that did not have one like ours and I still and unable to find any in our situation. They have changed some of the laws. To get a municipal sewer is a little bit different, so maybe something to look at.

(Mark) I have to say this, but there may be a NTMWD. North Texas Municipal Water District.

(Claude) I will stay away from them in a heartbeat.

(Jeff) They are controllers.

(Claude) Having a public septic system would be easier.

(Jeff) Have the lot sizes would be easier.

(Mark) In the long run I think that it will be detrimental that the city not have a public system.

(Claude) It is going to prevent growth. Is what it is going to do. If you look at that map there is a giant block of land that in the next few years will end up being sold off. A developer is going to want that.

Discussion of the local parcels of land that could or could not be sold off and the reasons why.

(Claude) If the city got public sewer system it would have to be available to everyone in the city limits.

(Jeff) I would be all for it.

(Claude) It would have to come in stages.

Discussion about the Farmer's Market and how to get it up and running as well as the property next to the City Hall. It was also brought up that there is no zoning in all of Ravenna.

## **8. Recommendations for City Council.**

## **9. Adjournment.**

(Claude) I make a motion that we adjourn.

(Jeff) I second it.

(Mark) A motion made by Claude Lewis and seconded by Jeff Peeler. All in favor (everyone said "I") Approve at 8:03PM.

Meeting is adjourned.