



**CITY OF CAMERON**  
**PLANNING AND ZONING ORDINANCE REVIEW COMMITTEE**  
**January 25, 2018, Meeting Minutes**

The City of Cameron Planning and Zoning Ordinance Review Committee met on January 25, 2018 at 1:10 p.m. at City Council Board Room – 3<sup>rd</sup> Floor City Hall, 100 South Houston Avenue, Cameron, Texas. Committee Members Present included, Mayor Connie Anderle, Melissa Williams, Monica Schiller, David Bolivar, Rhett Parker, Amy Harris, Stanley Garrison and Ginger Watkins. Absent Virgie Hardeman

Rhett Parker, City Manager called the meeting to order at 1:10 p.m.

Visitor comments: None

A motion was made by Monica Schiller to approve the minutes with corrections, Melissa Williams seconded the motion. The motion carried.

The Committee began the work session. The topic was to reevaluate Section 13, Commercial District. Stanley Garrison brought over head views of commercial lots to review. The group discussed their observations concerning setbacks, landscaping buffers and practical regulations for Cameron.

Beginning on page 47, the following changes were made to Section 13, Commercial District:

Section 13, C, 1, i, A, change to: Minimum ten (10) feet setback. Delete the rest of the sentence.

Section 13, C, 1, i, B, I, change to: Ten (10) feet from U.S Highways 77 or 190.

Section 13, C, 1, i, B, II, change to: Ten (10) feet from any other street right-of-way.

Section 13, C, 1, ii, A, change to: Minimum ten (10) feet setback on sideyards. Delete the rest of the sentence.

Section 13, C, 1, ii, B, change to: Minimum fifteen (15) feet for lots containing buildings twenty (20) feet high. Delete the rest of the sentence.

Section 13, C, 1, ii, C, Delete paragraph.

Section 13, C, 1, iii, A, change to: Minimum ten (10) feet setback on rear yards. Delete the rest of the sentence.

Section 13, C, 1, iii, B, change: thirty (30) to fifteen (15) feet

Section 13, C, 6, change: sixty five percent (65%) to ninety percent (90%)

Section 13, E, Change to the following:

E. Required Standards for New Development. The standards established by this Section shall apply to remodels, to structures existing as of the effective date of this ordinance *and construction* that exceeds fifty one percent (51%) of its total amount appraised value, and to all new developments and newly constructed structures within the boundaries of the C District.

Section 13, E, 1, i, A, I, B, Change to the following:

i. Landscaping and Sidewalks:

A. Requirements (takeout landscape buffer)

I. A minimum of ten (10) foot wide landscape buffer shall be required along any street frontage on any property line adjacent to or crossing through a property in the C. District. This landscape buffer shall include an ADA compliant sidewalk and curbing.

B. Landscaping Materials: The landscaping buffers shall be compliant with TXDOT requirements if implacable and include a combination of landscaping elements from Section 19 or Exhibit C of the zoning ordinance. (Delete the rest of the paragraph.)

Page 51, Section 13, E, 1, i, D , Delete Screening of Parking paragraph.

Page 52, Section 13, E, 1, i, E, Delete Driveways and Sidewalks within landscape paragraph.

Page 52-53, Section 13, E, 1, i, F, Delete Parking Lot Trees paragraph.

Page 53, Section 13, E, 1, i, G, Change to: Parking Garage Landscaping: Parking garages, if provided, shall provide ten (10) foot deep landscape buffer around the entire base of the parking garage. Delete the rest of the paragraph.

Page 55, Section 13, E, 1, ii: Delete nonresidential from first sentence.

Page 57, Section 13, E, 2, i, F, Delete Minimize Paving paragraph.

The committee then discussed having a subcommittee of Ginger, Monica and Melissa review Section 13 for revisions.

The Board set the next meeting for February 6, 2018 at 1:00 p.m.

The meeting adjourned 3:24 p.m.