



1111 Bayou
La Marque, Texas 77568
409.938.9202

**City of La Marque
Special Joint Workshop between the La Marque
City Council
and the Planning and Zoning Committee
September 14, 2015**

Minutes of the Special Joint Workshop between the La Marque City Council and the Planning and Zoning Committee, Texas that was conducted on Monday, September 14, 2015 at 4:00 p.m. at 1109-B Bayou Road for purpose of considering the following agenda:

(1) Mayor Hocking called the meeting to order at 4:00 pm.

(1) CALL MEETING TO ORDER

(2) ROLL CALL

CITY COUNCIL- PRESENT

Mayor Bobby Hocking
Mayor Pro-Tem Keith Bell
Chris Lane
Robert Michetich
Clent Brown

PLANNING & ZONING COMMISSION- PRESENT

Chairman Norman Koneman
Charles Castelline
Deanna Bethea
Russell Washington
Dickey Stanley- **ABSENT**

(3) Discuss and review proposed amendments to Article 3 Recreation Vehicular Parks of Chapter 41 Land Development, City of La Marque Code of Ordinances

Mayor Hocking began by reading line by line, the draft proposed ordinance amending Sections 41-64, 41-66 and 41-69:

Section 41-64. (a.) General Planning Park are - Councilmember Michetich recommended the minimum of twenty (20) acres of General Planning Park area, and this was agreed by all.

(b.) Density- no changes from draft.

(c.) Recreational Vehicular Park stand - no changes from draft

(d.) Parking Spaces – after a brief discussion, it was clarified that the concrete depth is set in the current code and according with the City’s specifications and would also be addressed in line with item (i).

(e.) Recreational Vehicle Access – no changes from draft

(f.) Recreational Vehicular Stand Drainage – no changes from draft



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- (g.) Recreational Vehicular Clearance – no changes from draft
- (h.) Patio Areas – referred to the “hard-surface area”, it was agreed that concrete should be used.
- (i) Street Paving- it was agreed that items “c” and “d” comply with (i); change the size to a minimum of thirty foot right-of-way with twenty-four foot actual width of surface
- (j) Parking Area Planning - no changes from draft
- (k) Individual Walks- they briefly discussed handicapped access no changes
- (l) Utility Services – no changes from draft
- (m) Water Distribution System – no changes from draft
- (n) Sewage Collection System- clarified water and sewer individual services are non-existent, add number of master meters as suggested by the Public Works Department for all uses
- (o) Electrical Distribution System - it was suggested to add the word “minimum”
- (p) Perimeter Barrier – it was suggested to add the word “maintaining”, in conjunction with constructing. A long discussion followed involving what type of fence, (concrete or chain link) what type of foliage or slats if chain-link, with prior approval of Council; differences in cost; the height being seven foot, adjacent property owners own horses and oleanders are highly deadly to animals; it was suggested to add that no hazardous plants or foliage be allowed; whether two different materials could be used to construct the barrier or fence; the difference between a barrier or a boundary; those citizens that will be directly affected by this barrier or fence, and hearing from those citizens; to strike the part that reads that a person would petition to City Council to ask for a barrier; the owner of the property voiced his opinion as far as the materials to be used to construct a fence or barrier and the costs involved with. A representative of the owners of homes along Fleming, Ms. Oliphant, spoke in relation to the costs that her and her neighbors have endured through the years and the cost to the new owner of the proposed property for a fence and or barrier: Mayor Hocking suggested the section to read “The owner of the park will be responsible for constructing and maintaining, at his expense, a barrier fence abutting any property zoned “residential” within six months of the date the permit is issued.”

Discussion continued with the new owner, Mr. Lawson clarifying when and who is actually responsible to build a barrier, or whether or not they would have to take down a present one and replace with a new. Mr. Lawson disagreed with this.

Mayor Hocking wanted to table this item until after the executive session.

- (q) Lighting no changes- no changes from draft
- (r) Lot Marking- no changes from draft



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- (s) Common Walks – to be in compliance with current ordinance
- (t) Open Space – substituting a catch and release pond instead of green space was mentioned and would be permissible and should be part of plans when submitted. Detention or Retention ponds would also be submitted with plans, and would not be considered open space. It should be in compliance to the drainage ditch specifications within each district also needs to be added.
- (u) Office – no changes from draft
- (v) Refuse Collection – no changes from draft
- (w) Entry – discussion followed in depth for a separate and alternate entrance to the area, since the street was said to have commercial establishments on it as well as residential, and the restrictions on a residential road. The owner didn't not want to become landlocked.

Mayor Hocking reminded all that an ordinance was being amended not with any specific plan at hand and that there were no promises being made on either side. There was clarification to the question of whether or not the new owner was “grandfathered” in from the moratorium, but not from complying with the new RV ordinance. He was told previously and now that the new ordinance would have to be complied with. The new owner approached Council dais to show an alternate route for ingress/egress purposes.

Discussion continued including risks taken by the purchaser of the property, before an actual ordinance had been amended or drafted to specify how the piece of property could be utilized. Concerns of road issues, entrance and exit had been discussed during earlier meetings with the Planning and Zoning Commission. The zoning of the area that still remaining undeveloped was briefly discussed. Vehicular traffic being before, during or after the construction along Fleming Street was discussed. It is reasonable to understand that while construction is taking place, there will be vehicular traffic along this street, but once built, the alternative route would need to be accessed.

SECTION 2.

“Section 41-66. Licenses.

- (a) License Required – no changes from draft
- (b) Monthly Parking Fee – there were some concerns on this item and that this fee could be adjusted annually (maintenance of roads, public safety, etc.)
- (c) Licensee Liable – no changes from draft



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- (d) Hearing Granted Applicants – typo...bay should be May”
- (e) Procedure for License Renewal - no changes from draft
- (f) Transfer of License - no changes from draft
- (g) Transfer of License Fee - no changes from draft
- (h) Violations; Notice, Suspension of License – no changes from draft

SECTION 3.

“Section 41-69. Occupancy Limitations.

It shall be unlawful for the owner of any recreational vehicular park to allow any recreational vehicle to remain within the park for a period of more than twenty-four (24) months. The owner is specifically prohibited from allowing the placement of any mobile home, manufactured home or industrialized housing at any time on the park premises.

- Discussion followed, and it was recommended leave at twenty-four months, no changes from draft.

SECTION 4.

In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of La Marque, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts. (No changes from draft)

(4) EXECUTIVE SESSION

The City Council for the City of La Marque, Texas and the Planning & Zoning Commission reserve the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized in the Texas Government Code Section 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.086 (Economic Development)

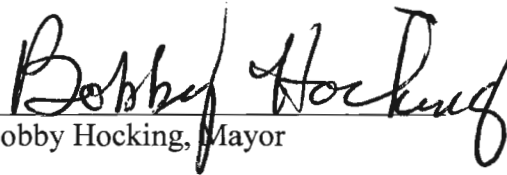


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- a. City Council and the Planning and Zoning Commission will adjourn into Executive Session, as authorized in the Texas Local Government Code Section 551.071 (Consultation with Attorney) to discuss legal elements of the proposed amendments to the ordinance.

Mayor Hocking closed the Special Joint Workshop between City Council and the Planning and Zoning Commission and went into Executive Session at 5:53 p.m.

(5) ADJOURNMENT


Bobby Hocking, Mayor

ATTEST:


Robin Eldridge, TRMC
City Clerk