



1111 Bayou
La Marque, Texas 77568
409.938.9202

**CITY OF LA MARQUE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
OF
FEBRUARY 14, 2017**

Regular Meeting Minutes of the City of La Marque Planning and Zoning Commission held on February 14, 2017, beginning at 4 p.m. at 1109-B Bayou Road with the following members present:

(1) CALL TO ORDER

Chairperson Deanna Bethea called the meeting to order at 4 p.m.

(2) ROLL CALL

PRESENT:

Chairperson Deanna Bethea
Commissioner Greg Cornett
Commissioner Augustino Molis
Commissioner Hugh Cash

ABSENT:

Commissioner Russell Washington
Commissioner Travis Perthuis
Commissioner Chris Crowder

OTHER OFFICIALS/STAFF PRESENT:

Carol Buttler - City Manager
Robert Michetich - Councilman District C
Les Rumburg - Director of Public Services
Sussie Sutton - Development Coordinator

(3) INVOCATION AND PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was dispensed by the Planning & Zoning Commission, led by Chairperson Deanna Bethea.

(4) APPROVAL OF MINUTES

Regular Meeting Minutes of January 19, 2017

Commissioner Molis made a motion to accept the Minutes of January 19, 2017.
Commissioner Cash seconded. **MOTION PASSED UNANIMOUSLY.**

(5) CITIZENS PARTICIPATION

Vicki Gross addressed the Commission inquiring about changing the zoning status of 3002 FM 519 from residential to commercial. It was recommended that she make a predevelopment meeting appointment to receive guidance on her request.

(6) PUBLIC HEARING

a. There were no items to conduct a Public Hearing.



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(7) NEW BUSINESS

- a. Discussion/possible action regarding the election of a Vice Chairman.
Commission Member Molis motioned to recommend Commission Member Cornett to the position of Vice Chair. Seconded by Commission Member Cash. **MOTION PASSED UNANIMOUSLY.**
- b. Discussion/possible action regarding Planning and Zoning Commissioners attending the planning foundation course - *Texas Citizen Planner*.

City Manager Carol Buttler announced that this item was on the agenda to hear any questions which the Commission may have regarding the class. Mrs. Buttler noted that several city employees will also be attending the class held by Texas A&M.

- c. Discussion/possible action regarding the variance request changes to lot sizes from the current standard 60-foot wide lot requirement.

Chairperson Bethea addressed the Commission regarding the number of variances received from developers requesting a variance to Code Section 41-107(e), for the dimension of lots to be reduced from 60'X120' to smaller lot sizes. It was suggested that the Commission should adhere to the ordinances as written or the Commission should request changing Ordinance Code Section 41-107(e) to reduce the number of variance requests presented to the Commission.

Chairperson Bethea noted the city does need some homes built on 50' wide lots to accommodate first time home buyers and those individuals who desire this sized lot. She also noted that all area developers have requested variances for a reduction in lot size. However, 50' wide lots were starter homes and homes on 50' wide lots were all that this city has been allowing to be constructed. Most home owners will eventually need a larger home to move to and the city has nothing to offer these individuals, thereby causing these individuals to move to other cities which do offer larger lots.

Commissioner Molis added that some complaints that he has received concerned the distances between the homes.

Commissioner Cash requested information on what the developers were presenting to the community in lieu of small lot sizes such as increasing park sizes; or, are they just adding lots? Chairperson Bethea said they are not offering anything other than another lot and most subdivisions do not have parks. Commissioner Cash suggested adhering to the 60' wide lots unless there was a club house or park that could be considered. Commissioner Molis added that his developer made many amenity promises which have never materialized.



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District C Councilman Robert Michetich addressed the commission noting that he is supporting Ordinance Code Section 41-107(e) lot size requirement and any new developers requesting a smaller lot or presenting a subdivision without a park would not receive a favorable vote.

Commissioner Cash noted that new developments should present plans for detention ponds to reduce the probability of flooding. Les Rumburg, Director Public Services noted that any new development must meet engineered criteria set out by Drainage District #2.

Mr. Robert Santini, Community Development Manager for Delany Cove Subdivision noted that there was not a market for 60' wide lot sized homes. Commissioner ~~Greg~~ Cornett noted that there were no members of the Development or Home Owners Association currently living within the subdivision and therefore comments from either the Development Manager or the HOA were irrelevant.

Commissioner Cash motioned to adopt a policy to recommend the Ordinance Code Section 41-107(e) to be the standards by which the Planning & Zoning Commission will adhere to. Seconded by Commissioner Molis. **MOTION PASSED UNANIMOUSLY.**

(8) CHAIRPERSON'S REPORT

There was no report from the Chairperson.

(9) REQUESTS AND ANNOUNCEMENTS

Chairperson Bethea announced that she may not attend some future meetings due to illness.

Les Rumburg, Director of Public Services reported on the following:

- (a) An annexation request and a variance to Code Section 41-107(e), for the dimension of lots to be reduced from 60'X120' to 50'X110' of Painted Meadows Section 5 was passed by City Council at the regular meeting held on February 13, 2017.
- (b) Delany Cove Section 6 was denied and sent back to the developer by City Council at the regular meeting held on February 13, 2017.
- (c) The Development Services Department received approval and upgrade of an existing unfunded position to Development Coordinator.

(10) ADJOURNMENT

It was the consensus of the Board to adjourn the meeting at 4:45 P.M.

Deanna Bethea, Chairperson

Planning & Zoning Commission