



1111 Bayou
La Marque, Texas 77568
409.938.9202

**CITY OF LA MARQUE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
OF
MAY 9, 2017**

Regular Meeting Minutes of the City of La Marque Planning and Zoning Commission held on May 10, 2017, beginning at 4 p.m. at 1109-B Bayou Road with the following members present:

Deanna Bethea, Russell Washington, Hugh Cash and Greg Cornett.

(1) CALL TO ORDER

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

(2) ROLL CALL

PRESENT:

Chairperson Deanna Bethea
Co-Chairperson Greg Cornett
Commissioner Russell Washington
Commissioner Hugh Cash
Alternate Augustin Molis

ABSENT:

Commissioner Travis Perthuis
Alternate Chris Crowder

OTHER OFFICIALS/STAFF PRESENT:

Carol Buttler - City Manager
Les Rumburg - Director of Public Services
Charlene Warren – CM Assistant
Kathleen Van Stavern – Code Enforcement
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 March 14, 2017

Commissioner Cornett made a motion to accept the Minutes of March 14, 2017.

Commissioner Cash seconded. **MOTION PASSED UNANIMOUSLY.**

(5) CITIZENS PARTICIPATION

There was no citizen's participation.



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(6) PUBLIC HEARING

Chairperson Bethea closed the Regular Meeting and opened the Public Hearing at 4:05 p.m.

Conduct a Public Hearing to hear public input regarding a variance for Lots 31, 32, and 33 and that part of lots 29, 30, 57 and 58 lying Northerly of Interstate 45 together with that portion of abandoned Wayne St. between said lots of Stafford's second addition to La Marque, a Subdivision in Galveston County, Texas. 1.126 Acres on Gulf Freeway between Franklin and Bayou, for front setbacks.

After hearing no commentary, Chairperson Bethea closed the Public Hearing and opened the Regular Meeting at 4:07 p.m.

(7) NEW BUSINESS

- a. Variance:** Discussion/possible action regarding a variance for front setbacks for Lots 31, 32, and 33 and that part of lots 29, 30, 57 and 58 lying Northerly of Interstate 45 together with that portion of abandoned Wayne St. between said lots of Stafford's second addition to La Marque, a Subdivision in Galveston County, Texas.

Commissioner Cash motion to approve the variance for front setbacks 1.126 Acres on Gulf Freeway between Franklin and Bayou, for front setbacks for Lots 31, 32, and 33 and that part of lots 29, 30, 57 and 58 lying Northerly of Interstate 45 together with that portion of abandoned Wayne St. The motion was seconded by Commissioner Washington. **MOTION PASSED UNANIMOUSLY.**

- b. Re-Plat:** Mc Neel's Subdivision Re-Plat of Lots 7 & 8, being a re-plat of Lots 7 and 8, in Block 5, of Mc Neel's Subdivision, a Subdivision in Galveston County, Texas, according to the recorded map thereof recorded in Volume 275, Pages 378 and 379 in the Galveston County Records, City of La Marque, Galveston County, Texas.

Commissioner Washington motioned to **table** Mc Neel's Subdivision Re-Plat of Lots 7 & 8, being a re-plat of Lots 7 and 8, in Block 5. The motion was seconded by Commissioner Cash. **MOTION PASSED UNANIMOUSLY.**

- c. Discussion/possible action** regarding the City of La Marque's Capital Improvement Plan (CIP).

Mr. Rumburg, Director of Public Services defined the purpose of a Capital Improvement Plan (CIP). He presented the Commission with information on the city projects that were accomplished this year. The CIP for next year will be presented at the regular Planning and Zoning meeting in June.



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d. Discussion/possible action regarding commissioner attendance.

Chairperson Deanna Betha discussed the lack of attendance by some commission members. She noted Commissioner Crowder who was appointed in 2016 has never attended a meeting and Commissioner Travis Perthuis appointed in January 2017, has not attended any meetings either. She informed the Commission that if a member misses three meetings in a row, or a member has four unexcused absences, then the Commission can ask the City Council to have that member replaced with a new individual. Commissioner Cash motioned to approve the draft of a letter to City Council requesting the appointment of Augustino Molis, currently an Alternate, to the position of Commissioner and locating two new alternates for the Planning & Zoning Commission. The motion was seconded by Commissioner Washington. **MOTION PASSE D UNANIMOUSLY.**

(8) CHAIRPERSON'S REPORT

Chairperson Bethea reported that as Commission Members there is a need for the Commission to start recommending ways to improve the city visually and to promote development. She presented a proposal by Lieutenant Waggoner on devising a safer and secure way to transfer inmates to and from the police station drop off. Lt. Waggoner is open to a better plan proposed by others to consider. She went on to acknowledge that this plan may need to be presented elsewhere but there is a need for the Commission to start recommending improvements for the city.

(9) REQUESTS AND ANNOUNCEMENTS

- a.** Chairperson Bethea announced the Police Department is sponsoring Kids Movie Night on Saturday, May 27th. The movie will be Trolls and there will be free popcorn, snow cones, and pickles.
- b.** Les Rumburg, Director of Public Services announced that High Point Storage located at FM 1764 had a Stop Work Order placed on the construction of their non-permitted cyclone/barbed wire fencing. Representatives of High Point had recently requested a variance to the side-setback requirements in the Overlay Zoning District which was approved by Planning & Zoning and granted by City Council. At the Pre- Development meeting, they were made aware of the Overlay District requirements and the need to comply. At the time of the application, the applicant added a variance to the fencing requirement. The fencing variance was not addressed at Planning and Zoning nor City Council and the developer's representative did not inquire at these meetings why it was not considered. The developer will now have to request another variance or construct the fence to the specifications of brick or wrought iron. It was noted that Texas New Mexico Power Company would be constructing a new substation next door and they would have to build any fencing to the Overlay Zoning District requirements.



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- c. Les Rumburg, Director of Public Services announced that the city recognizes that it has a need for an ordinance review. The City has received a proposal from the legal firm of Olson & Olson to provide a general review the city's codified ordinances; come up with ways to minimize the number of codified ordinances; code sections that should be further reviewed for compliance; ways to reduce redundancy and overlap in the city codes; suggestions on restructuring of the city codes, and incorporating suggested changes from the city staff. Mr. Rumburg is hopeful that we can use this firm for the development of a long term Comprehensive Plan.

(10) ADJOURNMENT

Commissioner Washington motioned to adjourn the meeting. The motion was seconded by Commissioner Cash. It was the consensus of the Board to adjourn the meeting at 4:45 P.M.

A handwritten signature in dark ink, appearing to read "Deanna Bethea", is written over a horizontal line.

Deanna Bethea, Chairperson
Planning & Zoning Commission