



1111 Bayou
La Marque, Texas 77568
409.938.9202

**CITY OF LA MARQUE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
OF
JUNE 13, 2017**

Regular Meeting Minutes of the City of La Marque Planning and Zoning Commission held on June 13, 2017, beginning at 4 p.m. at 1109-B Bayou Road with the following members present: Deanna Bethea, Greg Cornett, Travis Perthuis and Augustino Molis

(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 Travis Perthuis
Alternate Augustino Molis

ABSENT:

Commissioner Hugh Cash
Commissioner Russell Washington
Alternate Chris Crowder

OTHER OFFICIALS/STAFF PRESENT:

Carol Buttler – City Manager
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 Greg Cornett.

(4) APPROVAL OF MINUTES

Regular Meeting Minutes of May 9, 2017
Commissioner Molis made a motion to accept the Minutes of May 9, 2017.
Commissioner Cornett seconded. **MOTION PASSED UNANIMOUSLY.**

(5) CITIZENS PARTICIPATION

There was no citizens participation.

(6) PUBLIC HEARING

Chairperson Bethea closed the Regular Meeting and opened the Public Hearing at 4:07 p.m.



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Conduct a Public Hearing to hear public input regarding a request to re-zone from R-1 Single Family Residential to C-1 General Commercial: Survey of the North 190 feet of the South 490 feet of lot 30 of division "H" of the Cook & Stewart Subdivision of the John D. Moore League, A-150, Galveston County, Texas at the corner of Lake and Charity St. (Open Storage Facility)

Lois Carelock, 2016 Meadow Lane, La Marque, noted that this request was heard and denied before. She also asked of the owner, Kurt Dohman, what his definition of open boat storage was. Ms. Carelock, wanted to know why this request was being considered again and what was different about this request from the last time. Mr. Dohman responded that one of the issues in question were in the event of his death would the property revert back to R-1 Residential. Or, would the property then be sold to a commercial entity that was less desirable for the residentially zoned area. Mrs. Carelock went on to add that the town did not need any more junk. She said that she was not in favor of more traffic or trailers in the area. Additionally, she was concerned with the drainage should a pad site be constructed for the new site.

Robert Michetich, Councilmember, 24 N. Curlew, La Marque, noted his concern that the property had been vacant for some time; and in the past had to be cleaned up when owned by the previous owner. He also noted that he did not think there was any adverse impact to the location by the proposed open storage facility. Therefore, he was in support of the zoning change.

Lois Carelock noted that the commercial game room business on Lake Road increased traffic and cause a lot of noise at night, which was a disturbance.

Judy Dohman, 7038 Stingray, Hitchcock, noted that their business looks very nice and that the storage would look nice too.

Mrs. Carelock noted to the contrary that there were many old trailers and Bayou Vista has no location to store them, indicating that was why they were coming to La Marque.

Conduct Public Hearing to hear public input regarding a variance request to the fencing requirement of the Thoroughfare Overlay District Ordinance for a property being described as a 10.3342 acre tract of land out of the W.K. WILSON LEAGUE, Abstract No. 208, Galveston County, Texas, and being a portion of a called 45.585 acre tract of land described in the Deeds Records of Galveston County, Texas, under Volume 3179, Page 852, said 10.3334 acre tract, at 5009 FM 1764. (High Point Storage)

John Wycoft, 3333 Allen Parkway, Houston, addressed the commission by noting that their initial side building set back variance request did not have the fence as part of the



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document but added it the next day. They wanted to add it because the fencing required is wrought iron and they wanted chain link, as anyone could bend/remove wrought iron with their hands and chain link offers more security.

Chairperson Bethea closed the Public Hearing and opened the Regular Meeting at 4:25 p.m.

(7) NEW BUSINESS

- a. 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. (Spruce at Ross Street)

Commissioner Cornett motion to **approve** the 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. The motion was seconded by Commissioner Molis. **MOTION PASSED UNANIMOUSLY.**

- b. Re-Zone:** a request to re-zone from R-1 Single Family Residential to C-1 General Commercial: Survey of the North 190 feet of the South 490 feet of lot 30 of division "H" of the Cook & Stewart Subdivision of the John D. Moore League, A-150, Galveston County, Texas at the corner of Lake and Charity St. (Open Storage Facility)

Commissioner Molis motioned to **deny** a request to re-zone from R-1 Single Family Residential to C-1 General Commercial. The motion was seconded by Commissioner Cornett **MOTION PASSED UNANIMOUSLY.**

- c. Discussion** possible/action regarding a variance request to the fencing requirement of the Thoroughfare Overlay District for a property being described as a 10.3342 acre tract of land out of the W.K. WILSON LEAGUE, Abstract No. 208, Galveston County, Texas, and being a portion of a called 45.585 acre tract of land described in the Deeds Records of Galveston County, Texas, under Volume 3179, Page 852, said 10.3334 acre tract, at 5009 FM 1764. (High Point Storage)

Commissioner Molis motioned to **deny** the variance request to the fencing requirement of the Thoroughfare Overlay District. The motion was seconded by Commissioner Cornett **MOTION PASSED UNANIMOUSLY.**

- d. Discussion**/possible action regarding The Landing at Delany Cove Phase II Master Plan for a Planned Unit Development (PUD).



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City Manager, Carol Buttler reported that she and city staff met with Mr. Santini to discuss what the city really wanted to see in new residential communities. After a lengthy discussion it was requested that the developer come back with larger lots and homes for residents looking to upsize to that type of product. Ms. Buttler then presented an overview rendition of what the subdivision would now have; being a mixed use of small and larger lots for various sizes of homes.

There was no action taken.

- e. **Discussion** / possible regarding future TxDOT Project for I-45 (Gulf Freeway) roadway expansion.

Carol Buttler, City Manager noted that the TxDOT I-45 Expansion project may present disruption and serious concerns to the City of La Marque's commercial businesses along this corridor. She went on to note routing concerns for the Fire and EMS vehicles. Councilman Michetich also discussed that there were large drainage concerns at locations where large box culverts were presently located; would they be replaced or vacated?

Mrs. Buttler said the city needed to be proactive in defining any issues the city and citizens may have and discuss a way to navigate through this project.

Deanna Bethea, Chairperson invited everyone at the meeting to attend the Open Meeting being held today at the La Marque High School starting at 5:30 to 8:00 p.m.

(8) **CHAIRPERSON'S REPORT**

The Police Department will sponsor their first ever Student Police Academy, classes start July 10 through 16th. Graduation is on the 16th and a BBQ luncheon is planned.

(10) **ADJOURNMENT**

Commissioner Molis motioned to adjourn the meeting. It was the consensus of the Board to adjourn the meeting at 5:20 P.M.

Deanna Bethea, Chairperson
Planning & Zoning Commission