



1111 Bayou Rd.
La Marque, Texas 77568
409-938-9202

Deanna Bethea - Chairperson
Greg Cornett - Vice Chairperson
Hugh Cash - Commissioner
Russell Washington - Commissioner

Augustino Molis - Alternate

OFFICIALLY POSTED ON THE WEB: DATE: 10.6.2017 TIME: 9:45 a.m.

**City of La Marque
Planning and Zoning Commission
Regular Meeting
AGENDA
of
October 10, 2017**

Notice is hereby given that the City of La Marque Planning and Zoning Commission will conduct a Regular Meeting on Tuesday, October 10, 2017 at 4:00 p.m. at 1109-B Bayou Road, for the purpose of considering the following agenda:

- (1) **CALL MEETING TO ORDER**
- (2) **ROLL CALL**
- (3) **INVOCATION AND PLEDGE OF ALLEGIANCE**
- (4) **APPROVAL OF MINUTES**
 - a. Regular Meeting Minutes of June 13, 2017
 - b. Joint Workshop Between City Council and Planning & Zoning Commission of July 10, 2017.
- (5) **CITIZENS PARTICIPATION**

Comments from the Public. At this time, any person with city-related business who has signed up may speak to Planning and Zoning Commission limited to three (3) minutes. In compliance with Texas Open Meetings Act, the Planning and Zoning Commission may not deliberate on comments. Personal attacks will not be allowed, and personnel matters should be addressed to the City Manager during normal business hours.

(6) NEW BUSINESS

- a. **Discussion / possible action regarding the City of La Marque Outdoor Advertising Sign Regulations Ordinance No. O-2016-0013 requiring an annual survey and report on the status of signs in nonconformance within the city. (This is the first report by this new ordinance. The Ordinance was council approved on 09-19-2016.)**
- b. **Discussion / possible action regarding a Preliminary Plat of Landing at Delany Cove Section 9, Being 13.3 + Acres of Land containing 39 lots (60' x 120'TYP.) and five reserves in three blocks out of the S.F. Austin League No. 4 survey, A-2 City of La Marque Galveston County, Texas. West of Delany Rd. & North of FM 1765.**
- c. **Discussion / possible action regarding a Preliminary of Landing at Delany Cove Section 10, Being 11.6 + Acres of Land containing 45 lots (60' x 120'TYP.) and four reserves in four blocks out of the S.F. Austin League No. 4 survey, A-2 City of La Marque Galveston County, Texas. West of Delany Rd. & North of FM 1765.**
- d. **Discussion / possible action regarding a Preliminary Plat of Landing at Delany Cove Section 11, Being 12.5 + Acres of Land containing 43 lots (60' x 120'TYP.) and four reserves in two blocks out of the S.F. Austin League No. 4 survey, A-2 City of La Marque Galveston County, Texas. West of Delany Rd. & North of FM 1765.**
- e. **Discussion / possible action regarding a Preliminary Plat of Landing at Delany Cove Section 12, Being 16.8 + Acres of Land containing 41 lots (60' x 120'TYP.) and four reserves in three blocks out of the S.F. Austin League No. 4 survey, A-2 City of La Marque Galveston County, Texas. West of Delany Rd. & North of FM 1765.**
- f. **Discussion / possible action regarding a Preliminary Plat of Landing at Delany Cove Section 13, Being 11.2 + Acres of Land containing 44 lots (60' x 120'TYP.) and five reserves in two blocks out of the S.F. Austin League No. 4 survey, A-2 City of La Marque Galveston County, Texas. West of Delany Rd. & North of FM 1765.**
- g. **Discussion / possible action regarding a Preliminary Plat of Park Meadows Subdivision Section 1, Being a plat of 21.74 Tract out of a 75.62 Acres Tract of Land situated in the S.F. Austin League Survey, Abstract 297, in Galveston County, Texas. West of Delany Rd. & South of FM 1765 (Texas Avenue).**

(7) CHAIRPERSON'S REPORT

(8) EXECUTIVE SESSION

The Planning and Zoning Commission for the City of La Marque, Texas reserves 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 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).

(9) REQUESTS AND ANNOUNCEMENTS

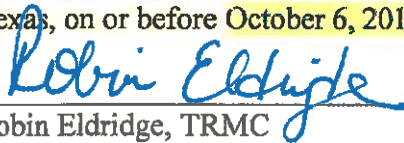
Requests by Commissioners Members for items to be placed on future Planning and Zoning agendas and announcements on city events /community interests TEX. GOV'T CODE 551.415(b), "items of community interest" includes:

- (1) Expressions of thanks, congratulations, or condolence;
- (2) Information regarding holiday schedules;
- (3) An honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition for purposes of this subdivision;
- (4) A reminder about an upcoming event organized or sponsored by the governing body;
- (5) Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality or county; and
- (6) Announcements involving an imminent threat to the public health and safety of people in the municipality or county that has arisen after the posting of the agenda.

(11) ADJOURNMENT

CERTIFICATION:

I hereby certify that the above notice of meeting was posted at 1109-B Bayou Road, La Marque, Texas, on or before October 6, 2017 on or before 5:30 p.m.



Robin Eldridge, TRMC
City Clerk

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. . Please contact the City Clerk's office at (409) 938-9259, or Fax (409) 935-0401, or e-mail cityclerk@cityoflamarque.org for further information.



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**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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La Marque, Texas 77568
409.938.9202

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 motioned 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



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**CITY OF LA MARQUE
CITY COUNCIL
JOINT WORKSHOP BETWEEN CITY COUNCIL
AND PLANNING & ZONING COMMISSION
OF
JULY 10, 2017**

Minutes of the Joint Workshop between the La Marque City Council and the La Marque Planning & Zoning Commission held on Monday, July 10, 2017, beginning at 4:00 p.m. at 1109-B Bayou Road with the following members present:

(1) CALL TO ORDER

Mayor Hocking called the Joint Workshop between City Council and the Planning & Zoning Commission to order at 4:00 p.m.

(2) ROLL CALL – MEMBERS OF COUNCIL

Bobby Hocking	Mayor
Keith Bell	Mayor Pro-Tem, Councilmember District A
Chris Lane	Councilmember, District B
Robert Michetich	Councilmember, District C
Casey Mc Auliffe	Councilmember, District D

PLANNING AND ZONING COMMISSION

Greg Cornett- Vice Chairman	Chairperson Bethea- Absent
Russell Washington- Member	
Augustino Molis- Member	
Hugh Cash- Member	

OTHER OFFICIALS PRESENT:

Carol Buttler	City Manager
Ellis Ortego	City Attorney
Robin Eldridge	City Clerk

(3) NEW BUSINESS

- a. Discussion/possible action and provide direction to the City Manager regarding a Planned Development District within the boundaries of proposed Sections 9 thru 13 in Delany Cove Subdivision.

Since Friendswood Development was not going to be making any major changes that would require a Planned Development District, no action was needed. Mr. Santini did wish to say on record that Friendswood Development will be partnering with the City and their contribution of \$50,000.00 (Grant given to us by SETH- Southeast Texas Housing Authority) to help a build a home through the Wounded Warrior program.



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- b. Discussion/possible action regarding approval of the Final Plat of Delany Cove, Section 7. (Maps to be provided at the meeting)
- c. Discussion/possible action regarding approval of the Final Plat of Delany Cove, Section 8. (Maps to be provided at the meeting)

Robert Santini of Friendswood Development Corporation was available for questions.

After a brief discussion of a few variations in the lot sizes, it was said that a few were adjacent to a lake, a bridge and walking path and others being part of the landscaping in that area. The next phase, Sections 9-13 will be all 60' frontage lots. Section 7 and Section 8 consisted of mixtures of 50' width and 60' width lots.

Vice Chairman said that Chairman Bethea who was absent, had requested that Sections 9-13 come back before the Commission with some 60' width lots and some 50' width lots mixed in, to change the variations, so the subdivision didn't all look the same. "I can't speak for her, but all I can do is express her angle on this, is there any plan to do this?"

Mr. Santini said that all of the next Sections would have 60' frontage lots.

Mayor Pro- Tem Bell asked what had changed their minds after first presenting all 50' width lots, to which Mr. Santini responded they were being accommodating to the City.

Commissioner Cash made a motion to approve the Final Plats of Delany Cove, Sections 7 and Section 8. Vice Chairman Cornett seconded. **MOTION CARRIED UNANIMOUSLY.**

- d. Discussion/possible action and provide direction to the City Manager regarding rezoning Single Family Residential (R-1) lots to Restricted Commercial (C-2) and/ or General Commercial (C-1)

City Manager Carol Buttler said that this item had been denied twice by the Planning and Zoning Commission. "There is a six month time frame between submitting applications, once the item has been denied, to which the applicant did satisfy. But, because it has been denied again, Councilmember Michetich and I talked about looking at the bigger picture, and since it's a Planning and Zoning Commission/City Council cooperation decision, please provide direction as to how you want to handle things in the future."

Councilmember Michetich began by stating that the same night that this came before the Planning and Zoning Commission, there was the public hearing for the I-45 expansion. "We are seeing the expansion happening all up and down I-45, and it opened our eyes as to the negative impact that this expansion will have throughout the City. Some of these businesses could actually close and not rebuild. Just in the Lake Road and Main Street areas, you are looking at several businesses that will close if they can't move or relocate. We are looking at trying to revamp some of our commercial area. This will affect



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409.938.9202

residential, but, it will allow for properties to go commercial in order to promote some businesses, and certainly that will encroach on some residential areas. This is something that is going to have to take place, and this is why I am asking the Planning and Zoning Commission, because we want to get ahead of this and look at lots where we can make these changes to, that will help these businesses and churches that will be dislocated. We want to be able to discuss with the affected businesses that these are some of the areas that will be available to them. There is a relocation assistance program also available through the State. We have asked that the State provide education to our Economic Development Corporation and our City Council, as well as our businesses. This is no small task that I am asking. To me, I have a hundred questions to one small answer. This could be as long as a two year project, and it is serious for the livelihood of these businesses and for our City. I am asking that you all to look at this entire corridor all the way down both sides of I-45."

Mayor Hocking added, "To be clear, the item concerning Lake Road and Charity has been pulled from the agenda today. We are simply looking at a long-term plan to look at re-zoning for this project that is coming up. It is a very important issue. I would ask you, Mr. Rumburg, how do you see us moving first with the Planning and Zoning Commission to be upheld and in concert with City Council? Is this something we will need to get a planner in here for, and have a series of meetings, what is your recommendation?"

Development Services Director Les Rumburg, "I concur with that. Just so you know, TxDOT will first, be obtaining the "all clear" environmentally, so it will probably be 2019 before they start moving forward with any plans of acquisitions. So to expedite that, I feel it would be appropriate to bring in a professional in that field for their assistance."

The City Manager was asked to coordinate that with Planning and Zoning Commission.

Mayor Pro-Tem Bell suggested to get the Planning and Zoning Commission together with EDC, because there are certainly some opportunities to reshape the City's entry point into La Marque. "I know at some point there was some talk about Vauthier becoming one of the main entrances into the City, so these next few years would be a great time to explore that."

Councilmember McAuliffe agreed that bringing in someone with this type of professional expertise is essential, and the idea of taking this as an opportunity to integrate things that are a boon to this City. "There will be a lot of disappointments, and a lot of hard decisions, but I guess we have to make the most of it and I would love to see what kind of landscaping, and what kind of "green" we can incorporate into this process as well. Although TxDOT will be required to get with the environmental groups, I think locally, we should as well."

Discussion continued including the incorporation of the Overlay District Zone into this planning phase moving forward.



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City Manager Carol Buttler, stated, "We brought you this particular section, because it was a recent action item on one of the properties. What I think we should do for everyone, is to take I-45 from City limit to City limit and present it to you in sections, so you will have time to be thinking about what needs to take place in each section. We have some property right on the freeway, one that is zoned residential for whatever reason, and there is one that is zoned public for whatever reason, and it is not necessarily the use that is on each of them. So, we have several things that we will have to do, and this will help you see the bigger picture. Now that we have had experience with the Overlay District, with a couple of businesses, we may have some areas we may want to tighten up or make some areas a little more specific, so it's easier for interpretation, and provide more consistency along that corridor. Maybe in the near future, we can get a few of the training persons we met through the H-GAC training and get EDC, the Planning and Zoning Commission and City Council together."

Councilmember Michetich said that he is interested in being on a pre-planning sub-committee.

(4) ADJOURNMENT

Councilmember Lane made a motion to adjourn the Joint Workshop of Planning and Zoning Commission and City Council at 4:28 p.m. Councilmember Mc Auliffe seconded.
MEETING ADJOURNED.



Bobby Hocking, Mayor

Greg Cornett, Vice Chairman,
Planning and Zoning Commission

ATTEST:



Robin Eldridge, TRMC
City Clerk



City of La Marque Planning & Zoning Commission

Discussion Date: October 10, 2017

Approval Date:

Submitted By: Sussie Sutton

SUBJECT: Receive / Discuss and make a possible recommendation on a report on Ordinance O-2016-0013

DISCUSSION: On September 19, 2016, City Council adopted Ordinance No. O-2016-0013. Part of this newly adopted code instructs the city's Code Enforcement Officer to compile an annual survey and report on the status of nonconforming signs in our city.

The Planning Commission is charged with review the report and shall approve or reject the certification of each sign that the officer has identified as being nonconforming. Once certified by the commission as nonconforming, the sign shall be given an alpha-numeric designation for future reference. Upon receipt of the approved certified report from the commission, the officer shall notify each tenant and property owner of such nonconforming sign status."

In efforts to help Code Enforcement, the Inspections department will be assigning numbers prior to the initial survey. The first report to the Commission will be in January of 2019.

RECOMMENDATION: Staff has no recommendation.

ATTACHMENTS:

- | | | |
|----|---------------------------|----|
| 1. | Letter to P&Z / CC | 4. |
| 2. | Ordinance No. O-2016-0013 | 5. |
| 3. | | 6. |
-



**City of La Marque
Economic Development
1130 1st Street
La Marque, Texas 77568**

Dear Planning & Zoning Commission Members and City Staff:

On September 19, 2016, City Council adopted Ordinance No. O-2016-0013. Part of this newly adopted code instructs the city's Code Enforcement Officer to compile an annual survey and report on the status of nonconforming signs in our city. This portion of the ordinance reads as follows...

"All signs erected before the enabling of this section which do not meet the regulations herein contained, shall be registered with the city as pre-existing, nonconforming signs. It is the intent of this section to permit such nonconforming signs to continue until the same are removed, but not to encourage their survival."

"Survey and certification: The code enforcement officer is responsible for the production of an annual survey and report on the status of signs in nonconformance in La Marque. The officer's report shall be sent to the planning and zoning commission at its first regular meeting of the official municipal year. The commission shall review the report and shall approve or reject the certification of each sign that the officer has identified as being nonconforming. Once certified by the commission as nonconforming, a sign shall be given an alpha-numeric designation for future reference. Upon receipt of the approved certified report from the commission, the officer shall notify each tenant and property owner of such nonconforming sign status."

In order to assist the Code Enforcement Officer a letter to announce and clarify the beginning of this new procedure will be sent to all businesses. The letter will notify them to call the inspections department to receive their Sign Number.

Each business will need to affix to their signage the number we will assign to them. Said letter will also explain how this program will work. A listing of all permitted signs issued since September 19, 2016, has been compiled and assigned a number. The number will be the permit number issued when permitted. To clarify: if the permit number was S2016-142, then the permit year issued was 2016 and it was the 142nd sign permit issued that year. The permit paper work will be located in the inspections street file for the address noted on the permit printed out. Copies will be sent to the Code Enforcement Department for their own filing system.

This letter is to announce and clarify the beginning of this new procedure. All businesses will be sent a letter which will notify them to call the inspections department to receive their Sign Number. Each business will need to affix to their signage the number we will assign to them. Said letter will also explain how this program will work.

In instances where we have no permit number to assign they will be given a number starting with the last signage number issued in 2016. Starting in 2018 the code enforcement officer will commence reviewing the non-conforming signage located in La Marque to compile this information for the reporting presentation in 2019.

Sincerely,
Sussie Sutton
Development Coordinator
City of La Marque



**City of La Marque
Economic Development
1130 1st Street
La Marque, Texas 77568**

Dear Business Owner:

On September 19, 2016, City Council adopted Ordinance No. O-2016-0013. Part of this newly adopted code instructs the city's Code Enforcement Officer to compile an annual survey and report on the status of nonconforming signs in our city. This portion of the ordinance reads as follows...

"All signs erected before the enabling of this section which do not meet the regulations herein contained, shall be registered with the city as pre-existing, nonconforming signs. It is the intent of this section to permit such nonconforming signs to continue until the same are removed, but not to encourage their survival."

"Survey and certification: The code enforcement officer is responsible for the production of an annual survey and report on the status of signs in nonconformance in La Marque. The officer's report shall be sent to the planning and zoning commission at its first regular meeting of the official municipal year. The commission shall review the report and shall approve or reject the certification of each sign that the officer has identified as being nonconforming. Once certified by the commission as nonconforming, a sign shall be given an alpha-numeric designation for future reference. Upon receipt of the approved certified report from the commission, the officer shall notify each tenant and property owner of such nonconforming sign status."

In order to assist the Code Enforcement Department; we are sending you this letter as a formal announcement and to clarify the beginning of this new procedure that all owners of signs will need to follow. Each business will need to affix to their signage the number assigned by the inspections department.

Starting in 2018 the code enforcement officer will commence inspecting the non-conforming signage's located in the City of La Marque to compile this information for the reporting presentation to the Planning & Zoning Commission in 2019.

To receive your sign number please call the inspections department at 409-938-9204.

Sincerely,
Sussie Sutton
Development Coordinator
City of La Marque

Sec. 71-28. - Outdoor advertising *sign* regulation.

new

(a)

Purpose . The purpose of these *sign* regulations is to encourage the effective use of signs as a means of communication in the city; to maintain and enhance the aesthetic environment and La Marque's ability to attract sources of economic development and growth; to improve pedestrian and traffic safety; to minimize the possible adverse effect of signs on nearby public and private property; and to enable the fair and consistent enforcement of these *sign* restrictions. This section is adopted under the zoning authority of La Marque in furtherance of the more general purposes set forth in this section. This section is adopted in accordance with V.T.C.A. Local Government Code tit. 7, ch. 216. This Section is specifically aimed at achieving the goals, objectives, and public policies enumerated in the city's zoning ordinance.

(b)

Definitions

Abandoned sign: A *sign* which no longer identifies or advertises a bona fide business, owner, lessor, lessee, service, product, or activity, or for which no legal owner can be found, or if found, disclaims any interest in the *sign*.

Automatically changeable advertising: Signs with text lines that can be changed using electronic means, signs with electronic reader boards using LED lights are not considered digital signs.

Billboard: A large outdoor advertising structure with any *sign* face greater than 100 square feet, typically found in high traffic areas such as alongside busy roads advertising goods or services not necessarily sold where the *sign* is located.

Business directory sign: An outdoor *sign* used solely for the purpose of identifying the building name, address, number, primary business or activity conducted on the immediate premises. When a facility contains two or more tenants, a director *sign* may also identify individual tenants.

Construction sign: A *sign* stating the name of the architect, engineer, financing company, owner, construction company and a brief description of the project.

Digital sign: Plasma display panels (PDPs), liquid crystal displays (LCDs), light emitting diode signs (LEDs), or traditional television (CRTs) being used like signage. Instead of tuning in to a television station, they are showing specially prepared dynamic visual images to make them function like signs.

Display surface (sign): The surface made available for the direct mounting or application of letters, graphics and decoration including the mounting and framework surrounding said surface. The supporting standards are not a part of the display surface.

Indirect lighting: A light source separated from the surface and illuminating the *sign* surface by means of spot lights or similar fixtures.

Portable sign: A *sign* mounted on wheels, skids, or legs intended to be moved from location to location and used as a short-term temporary advertising device. Limited to two *sign* faces with a maximum area of 32 square feet per *sign* face.

Reflective surface: Any material or device which has the effect of intensifying reflected light, including but not limited to scorch light, lamp glow, glass beads and luminous paint.

Sign: Any outdoor display, pictorial or other representation that shall be so constructed, placed, attached, painted, erected, fastened or manufactured in any manner whatsoever so that the same shall be used for advertising.

Sign face: That portion of the surface of a *sign* structure where words, letters, figures, symbols, logos, fixtures, colors, or other design elements are or may be located in order to convey the message, idea, or intent for which the *sign* has been erected or placed. The *sign* face may be composed of two or more modules on the same surface that are separated or surrounded by open space or by portions of a *sign* structure not intended to contain any advertising message or idea and are purely structural or decorative in nature.

Sign module: Each portion or unit of a *sign* face that is clearly separable from other such units by virtue of the expression of a complete thought, message, logo, or idea.

Sign size: The area of the display area expressed in square feet.

Sign structure: The supports, uprights, bracing and structural framework of any outdoor advertising *sign*.

Signs, off-premises: Any outdoor advertising *sign* which directs attention to a person, business, commodity, industry or other activity which is sold, offered or conducted elsewhere than on the premises on which the *sign* is located, or which directs persons to any location not on the premises, or which is sold, offered or conducted on such premises only incidentally, if at all. The term shall include all structures of whatever material which are erected, maintained and established for public display of posters, printed signs, pictures or other pictorial or reading matter.

Signs, on-premises: Any outdoor advertising *sign* which directs attention to a person, business, commodity, service, entertainment, industry or activity which is sold, offered or conducted, other than incidentally, on the premises upon which the *sign* is located.

Signs, on-premises real estate: Signs advertising a parcel of land or building for sale or lease and affixed to the subject building or land.

Signs, outdoor advertising: Any arrangement of letters, figures, symbols or other devices used for advertising, announcements, direction or declaration intended to attract or inform the public, whether such signs are affixed to a building or structure or free standing, whether anchored or not anchored to foundations, paving or other structures, and outside the weather surface of any enclosed building.

Signs, permanent: All signs greater than six square feet per face in area, including on-premises real estate signs greater than six square feet shall be categorized as permanent signs regardless of their physical characteristics or original intended purpose and shall conform to all provisions controlling permanent signs.

Signs, temporary: Signs falling in, but not limited to, the following categories shall be interpreted as temporary signs: Those advertising community events, grand openings, garage sales, of any size and when constructed of fabric or flexible plastic film; banners and flags; any *sign*, six square feet or less in area, intended to be easily removable or intended to be erected at successive locations; and on-premises real estate signs six square feet or less per face in area (intended to sell, lease or rent the property to which such real estate *sign* is affixed).

(c)

Other laws and ordinances : Scope of regulations and regulatory bodies: Signs under this section shall conform to the provisions of the International Building Code, the laws of Texas, and such other ordinances of the city as may apply. These provisions shall govern signs and display structures with respect to location, safety, size, design, construction, erection, attachment, alteration, repair, support, anchorage and maintenance. The building official shall have and is given jurisdiction over the erection, construction, location, relocation and structural maintenance of all outdoor advertising signs within the city limits of the city.

(d)

General restrictions . The following general restrictions shall apply to all signs:

(1)

Obstruction by signs : No person shall erect, construct, suspend or maintain any *sign* across, over or above any public right-of-way, sidewalk or any portion thereof except banners for public events when approved by the chief of police or his designee. No *sign* shall be erected, constructed or maintained in any manner that obstructs a means of egress, any opening necessary for required light or ventilation, or any access required for fire fighting. No *sign* shall be erected in a manner that obstructs the safe flow of pedestrian or vehicular traffic. No *sign* shall be constructed on any exterior yard so as to constitute a hazardous visual obstruction to traffic in any direction.

(2)

Vehicular signs : No *sign* shall be displayed on or attached to any vehicle that requires a state inspection sticker other than for immediate transfer from or to a permitted location. This subsection shall not be construed as prohibiting the customary commercial or industrial logo, location, phone numbers, identification numbers and slogan carried on the sides of a commercial vehicle and intended for identification. Any vehicle displaying advertising and parked off-premises of the business so advertised, that does not carry a valid state inspection sticker or a valid license and is parked in such a manner as to be conspicuous to the motoring public shall be considered an off-premises *sign* for the purposes of this section.

(3)

Spectacular signs : The following restrictions apply to spectacular signs:

a.

Signs with flashing, glaring, strobe, chasing, rotating or blinking lights shall be prohibited.

b.

Signs which interfere with the safe operation of motor vehicles by the nature of their design or the manner of their operation are prohibited.

c.

Automatically changeable advertising shall be limited to no more than one message every eight seconds.

d.

Signs which alternately display time and temperature shall conform to standard industry design for such signs. The message shall not change in less than a ten-second interval.

e.

Digital signs, with display areas of less than 100 square feet, shall not change message in less than a five-minute interval.

f.

All spectacular signs shall be placed parallel to the roadway with a deviation of not greater than 20 degrees with the exception of:

1. Automatically changeable advertising,
2. Signs which alternatively display time and temperature.

(4)

Signs confusingly similar to traffic-controlled devices : No *sign* confusingly similar to a traffic control *sign* or device shall be placed in the view of any street or thoroughfare. The words "stop," "danger," "yield" and similar words, phrases and symbols that may interfere with, mislead or confuse vehicular traffic are also prohibited.

(5)

Sign illumination : Only internal, direct, indirect, diffuse or neon lighting shall be permitted.

(6)

Exemption from building setback restriction : Signs permitted under this section shall be exempted from the setback restrictions imposed by the zoning ordinances.

(7)

Signs prohibited on easements and rights-of-way : No signs shall be placed on or over any public right-of-way, water, sewer or drainage easements except signs erected by the Texas Highway Department, Galveston County, the City of La Marque and signs identifying underground pipeline structures. No signs in this category shall be allowed to maintain a pre-existing nonconforming status.

(8)

Signs prohibited on public property : No signs shall be placed, posted or displayed or other wise attached upon any street lamp post, street *sign*, traffic *sign* or signal, hydrant, tree, shrub, fence or utility pole.

(9)

Re-inspection : Signs shall be subjected to a re-inspection. The *sign* face shall be kept in good repair. If portions of the *sign* face or structure are incomplete or missing, and upon notice to the permit holder, the *sign* face is not repaired within a period of 30 days or if a structural defect exists and is not repaired within 15 days from notice, the *sign* shall be considered to be an abandoned *sign*.

(10)

Emergency abandonment : When a *sign* has been found to have structural design flaws or to have structural defects constituting a clear and immediate threat to the public or to adjacent property owners, the code enforcement officer shall take action to secure or dismantle the threatening *sign* at city expense and to charge the owner such cost. A first lien can be secured against the property owner for nonpayment.

(11)

Temporary sign removal : Temporary signs shall be removed within 24 hours after the event advertised,

(12)

Sign lettering : Professional even lettering with clearly legible font styles is required on all permanent or temporary signs within the city.

(13)

Sign design and color : The design of all signs shall be unobtrusive and of a design, material and color that blend harmoniously with the natural surroundings, and the scale of neighboring architecture.

Predominant color design shall be compatible and traditional historic colors, earth tones (greens, tans, light browns and terracotta), grays, pale primary and secondary colors, white and cream tones. Accent color design (i.e., black, dark blue, grays and other primary colors) may be used on a limited basis.

(e)

Categorizing of all signs . The building official shall categorize all signs into either on-premises or off-premises *sign* categories. Once so categorized, the *sign* thereafter shall be judged according to the applicable limitations as set forth hereafter.

(f)

On-premises :

(1)

Permanent on-premises signs : All signs in this category with a combined *sign* structure and display area over 32 square feet shall be anchored against up-lift and overturning resulting from winds of not less than 120 miles per hour. Such signs of this size shall also have construction plans designed and certified by a qualified engineer. Sign standards shall be in conformance with restrictions set out elsewhere in this section.

(2)

Temporary on-premises signs : The following restrictions are placed on temporary signs:

a.

Temporary signs shall be secured against dislodgment by wind.

b.

Temporary signs, including portable signs, shall be removed after the event they advertise has passed or 30 days, whichever is the lesser.

c.

Temporary signs shall be removed when faded or otherwise deteriorated.

d.

Only one construction *sign* is permitted per general construction permit. Construction signs shall be considered on-premises signs when placed on the construction site.

e.

Temporary signs shall not be erected on public property and equipment, rights-of-way, utility poles and equipment, traffic control signs, and on other property of the foregoing nature.

f.

Portable signs shall not exceed 32 square feet per *sign* face with a limit of two *sign* faces.

(3)

Political signs : A political *sign* is a *sign* that contains a primarily political message. Such signs are allowed subject to the following regulations:

a.

Political signs may be placed only on private property and only with the property owner's permission.

All written political signs meant to be seen from a road must carry a "right-of-way" notice as prescribed by V.T.C.A. Election Code § 255.007:

"NOTICE: IT IS A VIOLATION OF STATE LAW (CHAPTERS 392 AND 393, TRANSPORTATION CODE) TO PLACE THIS SIGN IN THE RIGHT-OF-WAY OF A HIGHWAY."

- b. Political signs shall not exceed eight feet in height.
- c. Political signs shall not have an effective area greater than 36 square feet.
- d. Political signs cannot be artificially illuminated.
- e. Political signs shall not have any moving elements.
- f. No permit is required to place a political *sign* on private property.
- g. Signs placed on public property or the public right-of-way are subject to immediate removal.

(g)

Off-premises

(1)

Permanent off-premises signs : Effective on the date of passage of this article, no new permanent off-premises signs shall be erected or re-erected within the city limits of the city except as provided for in this article or as installed by the city. This provision does not prohibit the ordinary maintenance or the conversion to digital billboards, to such previously erected signs, but such signs shall otherwise not be improved nor enlarged. Excluding digital billboards, if a *sign* is 50 percent or more destroyed, as determined by the building official, it shall be removed by the owner and not re-erected.

(2)

Temporary off-premises signs : No temporary off-premises signs shall be erected within the city.

(3)

Billboards : All billboard signs are prohibited. This provision does not prohibit the ordinary maintenance of such previously erected signs during the amortization schedule for removal, but such signs shall not be improved nor enlarged. Excluding billboard signs constructed or reconstructed in conformance with this section and through a Digital Billboard Conversion Agreement, if a billboard *sign* is 50 percent or more destroyed, as determined by the building official, it shall be removed by the owner and not re-erected.

a.

Notwithstanding any other provision of this article, an existing off-premises billboard may be converted to a digital billboard *sign* subject to the provisions of this section. Only a billboard *sign* constructed or reconstructed in conformance with this section and a Digital Billboard Conversion Agreement will be considered a conforming *sign* and all requirements of this section are met.

Digital billboard means an off-premises *sign* utilizing digital message technology, capable of changing the static message or copy on the *sign* electronically. A digital billboard may be internally or externally illuminated. Digital billboards shall contain static

messages only, and shall not have animation, movement, or the appearance or optical illusion of movement, of any part of the *sign* structure, design, or pictorial segment of the *sign*. Each static message shall not include blinking, flashing, scintillating lighting or the varying of light intensity.

Digital Billboard Conversion Agreement : An existing traditional face off-premises billboard *sign* may be modified to support an electronic face(s) as a digital billboard if the owner presents the city manager with pictorial proof and a sworn affidavit evidencing the removal of at least two square feet of traditional face from within the city for every one square foot of digital face display area to be erected. (Example: for a 576 square feet digital face, an owner would have to remove at least 1,152 square feet of existing traditional *sign* face area.) The removal of the face of which the digital face will replace does not count toward the removal total. Prior to issuance of a building permit the city manager or their designee must approve a Digital Billboard Conversion Agreement which outlines which static billboards are being removed and the location and the dimensions of the digital billboards being constructed.

- a. The owner of an existing off-premises billboard *sign* may replace any or all the structural components necessary to support a digital face(s). The *sign* structure that is modified or replaced:

1. Shall not increase the number of physical faces on the structure.
2. Shall not have a digital face with an active copy area that exceeds 580 square feet or has an active copy area greater than the original *sign* face.
3. Shall obtain all necessary electrical permits from the city.
4. Must comply with all state regulations, if there is any conflict between state and city regulations, the more restrictive shall apply.

The owner of an off-premises digital *sign(s)* shall coordinate with local authorities to display, when appropriate, emergency information important to the traveling public such as Amber Alerts, alerts concerning terrorist attacks, natural disasters or as authorized by the office of emergency management. Emergency information messages shall remain in the advertising rotation according to the protocols of the agency that issues the information. The owner of an off-premises digital *sign(s)* shall also coordinate with the city to display community information for 0.005 percent of the annual display time. At least 50 percent of the Community information will be displayed during peak times.

b.

Digital billboard requirements:

1. *Maximum display area* : Five hundred eighty square feet, or the active copy area shall not be greater than the original *sign* face.
2. *Maximum height* : Thirty-five feet.
3. *Location* : Must maintain a 1,000-foot separation from other billboards, as measured along the same side of the road the *sign* is designed to be visible

from and setback a minimum of 500 feet from a platted residential area, at the time the digital billboard is permitted.

4.

dwelt time : Messages shall remain static for at least eight seconds and change message shall be accomplished within two seconds.

5.

Display : No display shall include animation, full motion video, dissolving or fading images, moving light, scrolling images or text, nor shall it project a static image upon a stationary object.

6.

Change of message : Must occur simultaneously on the entire *sign*.

7.

Brightness : Limited to 0.3 foot candles over ambient light conditions measured at a distance of 150 feet from the *sign* for a nominal size 12-foot by 25-foot *sign* face.

8.

Malfunction : Sign shall contain a default mechanism built in to either turn off the display or show "full black" or company logo only on the display if a malfunction occurs.

9.

Automatic dimmer : Sign face shall be equipped with both a dimmer control and photocell that automatically adjusts the face's intensity according to natural ambient light conditions.

10.

Windstorm requirement : All signs in this category shall be certified by a qualified engineer as anchored against up-lift and overturning resulting from winds of not less than 120 miles per hour.

(h)

Sign permits

(1)

General permit requirements : Any person desiring to erect or alter any regulated *sign* within the city shall make application for a permit to the building official of the city. The application fee is due at the time of the permit application is submitted.

(2)

Applications shall be in writing and the initial application shall be accompanied by a sketch of the *sign* to be erected showing dimensions and structural details and a description of the property upon which the *sign* is to be located, together with a statement and plot plan describing the location of the *sign* upon said property, in addition to all existing signs maintained on the premises and visible from the right-of-way.

(3)

The written consent of the property owner where the *sign* is to be erected shall also be submitted to the building official.

(4)

All signs erected before the enabling of this section which do not meet the regulations herein contained, shall be registered with the city as pre-existing, nonconforming signs. It is the intent of this section to permit such nonconforming signs to continue until the same are removed, but not to encourage their survival.

(5)

Sign permit fees shall be established by separate council resolution.

(i)

Nonconforming and abandoned signs

(1)

Enlargement prohibited : Except as herein provided, no nonconforming *sign* shall be enlarged, changed, altered, or repaired except in conformity with the regulations contained in this article.

(2)

Nonconformance status : Any *sign* which does not conform to the regulations contained in the zoning district in which it is located is deemed to be a legal nonconforming *sign* when:

a.

The *sign* was in existence and lawfully operating at the time of the passage of this article, and has since been in regular and continuous use; or

b.

The *sign* was in existence at the time of annexation to the city and has since been in regular and continuous use.

(3)

Continuing lawful use of sign :

a.

The lawful use of a *sign* existing at the time of the passage of this section, although it does not conform to the provisions herein, may be continued until termination is required in accordance with the provisions of this article. During the period between designation as a nonconforming *sign* and notification of a prescribed termination date, if discontinuance occurs, any future *sign* must be in conformity with the general provisions of this article.

b.

A legal nonconforming *sign*, when discontinued or abandoned, cannot be resumed. Prima facie evidence of continuance or abandonment is as follows:

1.

When land associated with a legal nonconforming *sign* ceases to be used in such described by the *sign* a manner for a period of 90 days.

2.

When a business housed in a structure associated with a nonconforming *sign* ceases to be used in such a manner described by the *sign* for a period of 90 days.

c.

Abandonment of a nonconforming *sign* shall be determined by the code enforcement officer.

(4)

Removal of abandoned signs : Abandoned signs shall be removed at the discretion of the city manager and/or his or her designee. If not removed by owners or occupants of the property within ten days of notice, the city manager and/or his or her designee shall cause the signs to be otherwise removed and the cost of removal shall become a lien against the property until satisfied.

(5)

Proof of legal nonconformance : It shall be the responsibility of the owner, operator, or occupant to provide proof that a nonconforming *sign* existed prior to the enactment of this article.

(6)

Restoration of damaged sign : Nothing in this article shall prevent the restoration of a *sign* destroyed to the extent of not more than 50 percent of its reasonable value by fire, explosion, or other casualty or Act of God, or a public enemy, nor the continued use of such a *sign* which existed at the time of such destruction. However, the preceding allowance for the restoration of damaged nonconforming *sign* has no bearing on an approved amortization schedule for the termination of nonconformance as described in this article.

(7)

Survey and certification : The code enforcement officer is responsible for the production of an annual survey and report on the status of signs in nonconformance in La Marque. The officer's report shall be sent to the planning and zoning commission at its first regular meeting of the official municipal year. The commission shall review the report and shall approve or reject the certification of each *sign* that the officer has identified as being nonconforming. Once certified by the commission as nonconforming, a *sign* shall be given an alpha-numeric designation for future reference. Upon receipt of the approved certified report from the commission, the officer shall notify each tenant and property owner of such nonconforming *sign* status.

(8)

Amortization of nonconforming signs :

a.

Responsibility of the board of adjustment : It shall be the responsibility of the board of adjustment to provide a program for the orderly and fair termination of all nonconforming signs in La Marque. The board shall cooperate with the code enforcement officer in reviewing the status of certified nonconforming signs for amortization scheduling and termination.

b.

Public hearing required : Prior to the establishment of an amortization schedule for a nonconforming *sign*, the board of adjustment shall hold a public hearing. Notice of the hearing shall be given in written form to the tenant and owner of the certified nonconforming *sign* and shall be published in a newspaper of general circulation in La Marque. The notice shall state the time and the place of the hearing. The notice shall appear in said newspaper at least 15 days prior to the date set for the public hearing.

c.

Factors to be used by the board of adjustment in amortization scheduling : In determining the amortization schedule for the termination of a certified nonconforming *sign*, the board of adjustment shall consider the following factors:

1.

The length of time required for the user or owner of the *sign* to amortize his/her capital investment.

2.

The general condition of the *sign*.

3.

The length of time that the *sign* has been used.

4.

The land use activities surrounding the *sign* in question.

d.

Notification and recordation : The board of adjustment shall send a copy of all approved amortization schedules for the termination of nonconforming signs to the owners and lessees of affected sites. The termination date and the reasons for the schedule term shall be clearly described in the notification. The code enforcement officer shall keep a permanent record of all amortization schedules for nonconforming signs for the city.

e.

Violation of an amortization schedule : The failure of an owner or a tenant of a certified nonconforming *sign* to comply with the termination date of a recorded amortization schedule shall constitute a violation of this article and shall be punishable in accordance with the terms of Article G, [of the ordinance from which this section derives].

(Ord. No. O-2016-0013, § 2, 9-19-2016)

Editor's note— Ord. No. O-2016-0013, § 2, adopted Sept. 19, 2016, amended Ch. 71 by adding provisions intended for use as § 71-27. Inasmuch as said section already exists in the Code, provisions have been added as § 71-28, at the editor's discretion.

Sec. 41-177. - Signs and graphics.

(a)

General provisions

(1)

All signage within the TND shall conform to all city codes. Permits for approved signs must be obtained from the proper city departments, as per the city's sign ordinance.

(2)

Sign size shall be proportional to its placement on the building and the number of other signs on the facade of the same building.

(3)

To the greatest extent possible, signs should not obscure architectural features of a building on which they are placed.

(4)

Representational designs which reflect the business use or product advertised are encouraged.

(5)

Internally lighted signs, flashing signs, and neon signs are not allowed to be placed on traditional style buildings. These signs will be considered acceptable on some buildings and will be considered by the board on a case-by-case basis.

(6)

Alley signs. Signs located on an alley shall be controlled as any other allowed building facade signage with regard to location, number and size. In order for alley signs to be allowed, the primary access to a building or business must be from the alley.

(7)

Sandwich board signs (including "A-frame" signs or any other unsecured type street level sign) are not allowed.

(b)

Suggested sign types

- (1) Signs hung from chains which are attached to canopies and awnings at the street level. Chains shall be made of galvanized, brass material or other corrosive resistant material. The sign must be minimum of 9' above the ground elevation and no closer than 18 inches from the curb.
- (2) Projecting signs hung from brackets that extend perpendicularly from the building at the street level.
- (3) Signs at the street level, attached to or painted on the facades.
- (4) Signs painted on nonfacade walls (on a selective basis) above the street level.
- (5) Signs painted on glass/storefront windows of buildings.
- (6) Banners, when used as permanent projecting or flush mounted signs, or for special events on a limited (temporary) basis.
- (7) Alley signs, when a business has its principal access or visibility from an alley.
- (8) Directional signs, including informational and directory-type signs (public oriented) which describe, point or direct the reader to a specific place or along a specific course, as well as provide locational, historical or other types of information, are permitted provided that no off-premises advertising is contained on these signs (See chapter 14, article XI of this Code). Generally, these signs are installed and maintained by a public, quasi-public, nonprofit, merchant association or other similar type of association for the benefit of the public and the businesses in the TND. These signs shall have architectural review board approval for location and design prior to installation. The square footage of the signs shall not be included in the total allowable signage area of any building or individual tenant or use listed on the directory. All directional signage shall conform to chapter 14, article XI of this Code.

(c)

Sign design and size

(1)

Street level signs. Signs (excluding traffic related signage) which are oriented principally to the pedestrian and which are: (i) located below the roof level of a one story building, or; (ii) located below the 2nd floor of a multistory building, or; attached to or below a canopy or awning. Street level signs shall conform to the following general rules:

- a. For all buildings located in the district, the total area of signage shall generally not exceed one square foot of signage per each lineal foot of building facade frontage.
- b. No one individual sign shall exceed a maximum of 24 square feet.
- c. Building signage in excess of the 1.5 square feet of sign face per each lineal foot of building facade frontage is not permitted.
- d.

Roof signs. Signs mounted upon or above a roof or parapet of a building or on the roof of a canopy or awning are not permitted in a TND.

e.

Freestanding pole signs advertising private businesses are not permitted in a TND, except directional and traffic signs.

(2)

Upper level nonfacade wall signs. Signs located above the 2nd floor level which are painted on nonfacade walls shall conform to the following general rules:

a.

Signs painted on nonfacade walls shall replicate typical traditional wall signs following these historic precedents:

1.

Signs shall be rectangular in shape.

2.

Signs shall have a simple border design.

3.

Simple lettering shall be the dominant feature of the sign.

4.

Representational designs which reflect the business use or product advertised are encouraged. However, pictures and/or logos shall be a subordinate feature of the sign.

5.

Signs painted on nonfacade walls shall be placed high on the upper third of the building, or follow the roof line.

(3)

Upper level facade wall signs. Signs located above the 2nd floor level which are painted on facade walls shall conform to the following general rules:

a.

Allowances for signage at the street level are generally adequate for the commercial needs of TND building tenants.

(d)

Temporary, incidental and other signs:

(1)

Incidental signs and required governmental signs depicting business hours, street numbers, entrance, and handicapped access are allowed but must conform to standards outlined in these guidelines. These signs shall not be included in the total allowable signage per facade structure when they follow generally accepted norms. Incidental signs generally do not exceed one square foot in size.

(2)

Construction signs. One construction sign (in addition to any required governmental signs) shall be allowed for each street frontage adjacent to the premises in conjunction with construction work in progress. Said sign shall not exceed 32 square feet in area. Construction signs shall be exempt from board approval.

(3)

Temporary banners, decorations, bunting, etc., for grand openings or commemorating special events are allowed for a maximum of 14 consecutive days, not to exceed three times per year.

(4)

Real estate signs (temporary in nature). One *real estate* sign shall be allowed for each street frontage adjacent to the premises. Said sign shall be flat-mounted to the wall, window or canopy, and shall not exceed 32 square feet in area. Real estate signs shall be exempt from board approval.

(5)

Signs not classified or listed. Any sign not classified or listed herein shall be reviewed by the board on a case by case basis for location, size and appropriateness.

(6)

Traffic signage shall conform to the Manual of Uniform Traffic Control Devices (TMUTCD) standards.

(e)

Review procedure. All signs shall require a permit approved and issued by the building official of the city.



City of La Marque Planning & Zoning Commission

Discussion Date: October 10, 2017

Approval Date:

Submitted By: Sussie Sutton

SUBJECT: Consider Preliminary Plat of Landing at Delany Cove Section 9, Being 13.3 + Acres of Land containing 39 lots (60' x 120'TYP.) and five reserves in three blocks out of the S.F. Austin League No. 4 survey, A-2 City of La Marque Galveston County, Texas. West of Delany Rd. & North of FM 1765.

DISCUSSION: On September 11, 2017 staff received the plat of Landing at Delany Cover Section 9 for consideration. This section will feature 39 residential lots and five (5) reserves.

RECOMMENDATION: Staff recommends approval.

ATTACHMENTS:

- | | |
|-------------------|----|
| 1. Hard Copy Plat | 4. |
| 2. | 5. |
| 3. | 6. |
-



City of La Marque Planning & Zoning Commission

Discussion Date: October 10, 2017

Approval Date:

Submitted By: Sussie Sutton

SUBJECT: Consider a Preliminary Plat of Landing at Delany Cove Section 10, Being 11.6 + Acres of Land containing 45 lots (60' x 120'TYP.) and four reserves in four blocks out of the S.F. Austin League No. 4 survey, A-2 City of La Marque Galveston County, Texas. West of Delany Rd. & North of FM 1765.

DISCUSSION: On September 11, 2017 staff received the plat of Landing at Delany Cover Section 10 for consideration. This section will feature 45 residential lots and four (4) reserves.

RECOMMENDATION: Staff recommends approval.

ATTACHMENTS:

- | | |
|-------------------|----|
| 1. Hard Copy Plat | 4. |
| 2. | 5. |
| 3. | 6. |
-



City of La Marque Planning & Zoning Commission

Discussion Date: October 10, 2017

Approval Date:

Submitted By: Sussie Sutton

SUBJECT: Consider a Preliminary Plat of Landing at Delany Cove Section 11, Being 12.5 + Acres of Land containing 43 lots (60' x 120'TYP.) and four reserves in two blocks out of the S.F. Austin League No. 4 survey, A-2 City of La Marque Galveston County, Texas. West of Delany Rd. & North of FM 1765.

DISCUSSION: On September 11, 2017 staff received the plat of Landing at Delany Cover Section 11 for consideration. This section will feature 43 residential lots and four (4) reserves.

RECOMMENDATION: Staff recommends approval.

ATTACHMENTS:

- | | | |
|----|----------------|----|
| 1. | Hard Copy Plat | 4. |
| 2. | | 5. |
| 3. | | 6. |
-



City of La Marque Planning & Zoning Commission

Discussion Date: October 10, 2017

Approval Date:

Submitted By: Sussie Sutton

SUBJECT: Consider a Preliminary Plat of Landing at Delany Cove Section 12, Being 16.8 + Acres of Land containing 41 lots (60' x 120'TYP.) and four reserves in three blocks out of the S.F. Austin League No. 4 survey, A-2 City of La Marque Galveston County, Texas. West of Delany Rd. & North of FM 1765.

DISCUSSION: On September 11, 2017 staff received the plat of Landing at Delany Cover Section 12 for consideration. This section will feature 41 residential lots and four (4) reserves.

RECOMMENDATION: Staff recommends approval.

ATTACHMENTS:

- | | | |
|----|----------------|----|
| 1. | Hard Copy Plat | 4. |
| 2. | | 5. |
| 3. | | 6. |
-



City of La Marque Planning & Zoning Commission

Discussion Date: October 10, 2017

Approval Date:

Submitted By: Sussie Sutton

SUBJECT: Consider a Preliminary Plat of Landing at Delany Cove Section 13, Being 11.2 + Acres of Land containing 44 lots (60' x 120'TYP.) and five reserves in two blocks out of the S.F. Austin League No. 4 survey, A-2 City of La Marque Galveston County, Texas. West of Delany Rd. & North of FM 1765.

DISCUSSION: On September 11, 2017 staff received the plat of Landing at Delany Cover Section 13 for consideration. This section will feature 44 residential lots and five (5) reserves.

RECOMMENDATION: Staff recommends approval.

ATTACHMENTS:

- | | |
|-------------------|----|
| 1. Hard Copy Plat | 4. |
| 2. | 5. |
| 3. | 6. |
-



City of La Marque Planning & Zoning Commission

Discussion Date: October 10, 2017

Approval Date:

Submitted By: Sussie Sutton

SUBJECT: Consider a Preliminary Plat of Park Meadows Subdivision Section 1, being a plat of 21.74 Tract out of a 75.62 Acres Tract of Land situated in the S.F. Austin League Survey, Abstract 297, in Galveston County, Texas. West of Delany Rd. & South of FM 1765 (Texas Avenue).

DISCUSSION: On September 13, 2017 staff received the Preliminary plat of Park Meadows Subdivision Section 1 for consideration. This section will feature 82 residential lots and ten (10) reserves.

RECOMMENDATION: Staff recommends approval.

ATTACHMENTS:

- | | |
|-------------------|----|
| 1. Hard Copy Plat | 4. |
| 2. | 5. |
| 3. | 6. |
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