



1111 Bayou
La Marque, Texas 77568
409.938.9202

**CITY OF LA MARQUE
PLANNING AND ZONING COMMISSION/
PUBLIC HEARING/REGULAR
MEETING MINUTES
OF
NOVEMBER 14, 2017**

Public Hearing/Regular Meeting Minutes of the City of La Marque Planning and Zoning Commission held on November 14, 2017, beginning at 4 p.m. at 1109-B Bayou Road with the following members present: Deanna Bethea, Greg Cornett, Augustin Molis and Hugh Cash.

(1) CALL TO ORDER

Chairperson Deanna Bethea called the meeting to order at 4:00 p.m.

(2) ROLL CALL

PRESENT:

Deanna Bethea, Chair
Greg Cornett, Vice Chairperson
Augustin Molis, Commissioner
Hugh Cash, Commissioner

ABSENT:

Commissioner Russell Washington

OTHER OFFICIALS/STAFF PRESENT:

Robert Michetich – Council Member
Carol Buttler - City Manager
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 October 10, 2017.

Commissioner Cash made a motion to accept the Minutes of October 10, 2017.

Commissioner Cornett seconded. **MOTION PASSED UNANIMOUSLY.**

(5) CITIZENS PARTICIPATION

There was no citizen's participation.

(6) PUBLIC HEARING

Re-Zone: Discussion/possible action regarding a Re-Zone from R-3 Multi-family Residential to C-1 General Commercial: Survey of 8.16 acres (355,312 square feet) of land being all of those two tracts of parcels of land out of Lots Twelve (12), Thirteen (13)



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and Sixteen (16), in Division "P" of COOK AND STEWART SUBDIVISION out of the John D. Moore League, as found of record under Volume 81, Page 256 of the Galveston Country Map Records, same being those tracts of land conveyed to Kahal Shomrei Hadath Corporation, a New York not for profit Corporation, as found of record under Galveston Country Clerk's File Number 2008039840 in the Office of the County Clerk of Galveston County, Texas; said 8.16 acre tract being more particularly described by metes and bounds.

Jay Carnes, 3100 Gulf Freeway, Texas City, addressed the Commission to discuss his project and noted that he had recently purchase this property and that CAD was not showing him as the owner; additionally, he is the individual requesting the Re-Zoning of this property. He presented documentation to this fact. His plans are to rezone a portion from R-1 to C-1, construct a funeral home, and to provide two other parcels for a used car sales lot and a limousine service. The property will be re-platted into four parcels.

Commissioner Cornett noted that the freeway expansion and drainage was a big issue and a City Council meeting was held to discuss drainage. He cautioned awareness that drainage will be something that the developer will have to consider for this project.

Robert Michetich, Council Member, 24 North Curlew, La Marque addressed the Commission to report that the city will be in negotiations with TxDOT to increasing drainage underneath the freeways. They (TxDOT) may be getting stricter about draining into their streets and you will also have to obtain Drainage District No. 2 approvals.

Carol Buttler, 1111 Bayou Dr., La Marque reported that Mr. Carns had attended a pre-development meeting to try to get Mr. Carns and his group some guidance because they fall within the new Thoroughfare Overlay Zone and to make sure they understood those requirements and the city's general requirements.

Public Meeting Closed and Regular P&Z Meeting started at 4:10 p.m.

(7) NEW BUSINESS

- a. Re-Zone: Discussion/possible action regarding a Re-Zone from R-3 Multi-family Residential to C-1 General Commercial: Survey of 8.16 acres (355,312 square feet) of land being all of those two tracts of parcels of land out of Lots Twelve (12), Thirteen (13) and Sixteen (16), in Division "P" of COOK AND STEWART SUBDIVISION out of the John D. Moore League, as found of record under Volume 81, Page 256 of the Galveston Country Map Records, same being those tracts of land conveyed to Kahal Shomrei Hadath Corporation, a New York not for profit Corporation, as found of record under Galveston Country Clerk's File Number 2008039840 in the Office of the County Clerk of Galveston County, Texas; said 8.16 acre tract being more particularly described by metes and bounds. Staff discussed**



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Ordinance No. O-2016-0013 which speaks to the annual survey/report by Code Enforcement staff of the existing signage within the city. The survey will identify which signs are in non-compliance and presented to the Commission. Once certified as non-conformance by the Commission; the signs shall be assigned an alpha-numeric designation for future reference and the owner notified. The owner will be responsible to address the signage non-compliance issues. If not addressed; 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.

Commissioner Cash motioned to approve the Re-Zone from R-3 Multi-family Residential to C-1 General Commercial. The motion was seconded by Commissioner Cornett.
MOTION PASSED UNANIMOUSLY.

(8) CHAIRPERSON'S REPORT

There was no report. The Chair did note that she would stay on the Commission until other members were appointed by Council or until she moved. It was noted that Jean Gutierrez was appointed as a Planning and Zoning Commission Member at the last regular council meeting.

(9) REQUESTS AND ANNOUNCEMENTS

Commissioner Cornett noted that he would like the Commission to have city logo shirts. This item will be put on the next agenda.

(10) ADJOURNMENT

The meeting was adjourned at 4:15 p.m.

Deanna Bethea, Chairperson
Planning & Zoning Commission