



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

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

Jean Gutierrez – Commissioner
Nancy Vidotto – Alternate

OFFICIALLY POSTED ON THE WEB: DATE: TIME:
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**City of La Marque
Planning and Zoning Commission
& Impact Fee Advisory Committee
Regular Meeting
AGENDA
Of
July 10, 2018**

Notice is hereby given that the City of La Marque Planning and Zoning Commission and Impact Fee Advisory Committee will conduct a **Regular Meeting on Tuesday, July 10, 2018 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 12, 2018
 - b. Workshop Minutes of June 12, 2018
- (5) CITIZENS PARTICIPATION**

Comments from the Public. At this time, any person with Commission-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) OLD BUSINESS**
 - a. Discussion/possible action regarding changes to La Marque Code of Ordinances, Chapter 71 – ZONING, Sec. 71-27. – Thoroughfare Overlay District ordinance, as recommended at the Planning and Zoning Workshop of June 12, 2018

Close the Planning & Zoning Meeting and Convene the Impact Fee Advisory Committee Meeting.

(7) NEW BUSINESS – Advisory Committee

- a. Discussion/possible action regarding appointment of Planning & Zoning Commission, with the addition of Caron Muntzel and Deborah Jamail, as representatives of the Advisory Committee to the “Water and Wastewater Impact Fee Study”, as authorized by City Council on June 9, 2018
- b. Discussion/possible action regarding input and direction from ARKK Engineers, consultants for the Water & Waste Water Impact Study

Close the Impact Fee Advisory Committee Meeting and Reconvene the Planning & Zoning Meeting

(8) CHAIRPERSON’S REPORT

(9) REQUESTS AND ANNOUNCEMENTS

Requests by Commissioners 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.

(10) ADJOURNMENT

CERTIFICATION:

I hereby certify that the above notice of meeting was posted at 1109-B Bayou Road, La Marque, Texas, on or before **July 6, 2018 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
PUBLIC HEARING / REGULAR MEETING MINUTES
OF
June 12, 2018**

Public Hearing / Regular Meeting Minutes of the City of La Marque Planning and Zoning Commission held on June 12, 2018, beginning at 4 p.m. at 1109-Bayou Road with the following members present: Deanna Bethea, Greg Cornett, Augustino Molis, Hugh Cash, Jean Gutierrez and Nancy Vidotto.

(1) CALL TO ORDER

Chairperson Deanna Bethea called the meeting to order at 4:10 p.m.

(2) ROLL CALL

PRESENT:

Chairperson Deanna Bethea – Present
Vice Chairperson Greg Cornett – Present
Commissioner Hugh Cash – Present
Commissioner Jean Gutierrez – Present
Commissioner Augustino Molis – Present
Alternate Nancy Vidotto – Present

OTHER OFFICIALS/STAFF PRESENT:

Robert Michetich – Council Member
Carol Buttler – City Manager
Ellis Ortego – City Attorney
Kathleen Van Stavern – Code Enforcement
Sussie Sutton – Development Coordinator
Colleen Merritt – La Marque Economic Development

(3) INVOCATION AND PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was dispensed by the Planning & Zoning Commission, led by Commissioner Cornett.

(4) APPROVAL OF MINUTES

Regular Meeting Minutes of May 8, 2018.

Ellis Ortego requested to be shown present at the meeting of May 8, 2018.

Commissioner Cash made a motion to accept the Minutes of May 8, 2018.

Commissioner Gutierrez seconded. **MOTION PASSED UNANIMOUSLY.**



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(5) **CITIZENS PARTICIPATION**

None.

(6) **OLD BUSINESS**

Discussion/possible action regarding a **Final Plat** of Landing at Delany Cove Section 10, being a subdivision of 11.225 Acres located in the Stephen F. Austin League No.4 Survey, A-2 City of La Marque, Galveston County, Texas. (East of FM 2004 at FM 1765)

Commissioner Gutierrez motioned to approve the Final Plat of Landing at Delany Cove Section 10. The motion was second by Commissioner Cash.

MOTION PASSED UNANIMOUSLY.

The general meeting closed at 4:14 p.m.

(7) **PUBLIC HEARING**

The public hearing convened at 4:14 p.m. to hear the following:

Variance: Conduct Public Hearing to hear public input regarding a **variance** to the Thoroughfare Overlay District Ordinance – Section 71-27(e)(6) and (e)(8), an ordinance speaking to structure setbacks and landscaping percentage for 3219 FM 1765.

Mr. Getty, Economic Development Corporation, addressed the Commission inquiring if this variance was to be heard at another board. City Manager, Carol Buttler, informed Mr. Getty and the Commission that the Board of Adjustments will be making the final decision; because it is requesting a variance from the zoning ordinance. This request is being heard at this meeting because the Planning & Zoning will be discussing in a workshop recommendations on changes to the Thoroughfare Overlay Ordinance and they need to hear the hardships that some of the developers are facing in existing locations.

Mr. Getty informed the Commission that Mr. Mudasir Lakhani has complied with all the City of La Marque's Economic Development Corporation (EDC) requirements. He also noted that the EDC has worked a two-part grant – \$10,000 for concrete to be used at the location and \$10,000 for the signage to incorporate the City's name, which he presently is requesting a sign distance requirement variance from. Mr. Lakhani is taking an existing building and turning it into a good development for the City with employment and sales tax. Mr. Lakhani is not conforming because he wants to, but facing some real challenges with this property and he just can't meet the landscape requirements. He will be doing some planters boxes to help with the landscaping. Mr. Lakhani presented the Commission with photos of the improvements.



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City Manager Buttler asked what he was proposing for the 15% landscaping requirement. Mr. Lakhani indicated there was a nine-foot strip on FM 1765 that he is going to use as part of his landscaping area. Ms. Buttler asked if he was requesting a reduction in percentage or was he requesting a certain type of landscaping. This question was asked so that the Commission can address this issue when reviewing the changes to the Thoroughfare Overlay District ordinance.

Mr. Mudasir said he was requesting a reduction in percentage of needed landscaping. There will be landscaping on the corner of the property where the sign is to be located. There is an area behind the building that he was going to concrete in and he could use this area as part of percentage of the landscape area. The area is 50x20, so about 1,000 square feet. The sign will have about 400-square feet for landscaping. It was noted by the Commission that the developer was not requesting too much of a percentage reduction, which appeared to be about 10%.

Public meeting closed and the Regular Planning & Zoning meeting re-opened at 4:30 p.m.

(8) NEW BUSINESS

- a. Discussion/possible action regarding a **variance** to the Thoroughfare Overlay District Ordinance – Section 71-27(e)(6) and (e)(8), an ordinance speaking to structure setbacks and landscaping percentage for 3219 FM 1765. (La Marque's One Stop Shop)

Chairperson Bethea suggested that the Commission make a formal recommendation to the Board of Adjustments to look at and grant a variance concerning the setbacks for the signage and a reduction to the percentage for landscaping.

Commissioner Cash motioned to recommend approval. Seconded by Commissioner Gutierrez. **MOTION PASSED UNANIMOUSLY.**

- b. Discussion/possible action regarding a **Final Plat** of Trails at Woodhaven Lakes formerly known as 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)**

Tony Padua, developer of Trails Woodhaven Lakes, expressed his appreciation for the approval of the re-zoning on a portion of this subdivision from C-1 Commercial to R-1 Single Family Residential affecting Sections 4 and 5. He announced the re-zone doesn't affect Section One, which is being currently considered.



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Commissioner Molis inquired about the commercial piece of property located at FM 1765 and Delany Road. Mr. Padua noted that the original partners still own this property and are waiting to put a retail oriented business there.

Commissioner Cash wanted to see an overall plan of all the parks and the locations. Mr. Padua passed out two copies of Gen7's park plan, which show the parks for the subdivision. The main amenity will be the lakes with the playgrounds in between each lake. Per Mr. Padua and discussed with Mrs. Buttler, there is a preference to get the first park amenity along with the first section constructed.

Mr. Dinh Ho, City Engineer, noted that there were a couple of items on the plat that needed to be on shown on this plat prior to being considered by City Council. The first is a one-foot reserve requirement at the street transition from one section to the next where the road ends.

The second is Reserve A; they need to be restricted for certain purposes so a developer can't come back and build something different other than its original purpose and it needs to be shown as a designated landscape drainage reserve. Any changes to its designated use will require the developer to come back to Council for approval.

Development Services requested that a note be placed on the face of the plat that: 1) maintenance of the detention/retention ponds be the sole responsibility of the Homeowners Association and not the City of La Marque nor the Galveston County Drainage District #2. Mr. Ho noted that the detention is provided off site and this is more for landscape/recreation; 2) Sidewalks shall be constructed at the issuance of the building permit. Mr. Ho noted that sidewalks are a part of the ordinance so it doesn't necessarily need to be on the face of the plat; and 3) Street Trees will not be allowed in any subdivision.

Mrs. Buttler noted that Street Trees were discussed at the last City Council meeting and none will be allowed within 10-feet from the edge of the right-of-way and the sidewalk, there will be none allowed in order to save all the infrastructure. Mr. Padua noted that these notes were reasonable.

Commissioner Cash motioned to recommend approval of the final plat with the changes noted by Mr. Ho. Seconded by Commissioner Molis. **MOTION PASSED UNANIMOUSLY.**

- c. Discussion/possible action regarding a **Master Preliminary Plat** of Trails at Woodhaven Lakes for Sections 2, 3, 4, & 5; being a plat of 21.74 acres or 947018.15 square feet tract out of a 75.62 acres or 3,293,858 square feet tract of land situated in the



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Stephen F. Austin League Survey, Abstract No. 297 in Galveston County, Texas.
(Delany Road at FM 1765)

Mr. Tony Padua requested, if it was possible, for this plat approval by the Planning and Zoning Commission to be subject to the City Council approving the zoning change to R-1 Single Family Residential.

Commissioner Gutierrez motioned to recommend approval of the Master Preliminary Plat of Trails at Woodhaven Lakes for Sections 2, 3, 4, & 5, contingent upon City Council re-zone approval to R-1 Single Family Residential. Seconded by Commissioner Cash.

MOTION PASSED UNANIMOUSLY.

(9) CHAIRPERSON'S REPORT

There was no Chairperson's report.

(10) EXECUTIVE SESSION

There was no executive session.

(11) REQUESTS AND ANNOUNCEMENTS.

There were no requests nor announcements.

(12) ADJOURNMENT

It was the consensus of the Board to adjourn the meeting at 4:50 P.M.

Deanna Bethea, Chairperson
Planning & Zoning Commission



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**CITY OF LA MARQUE
PLANNING AND ZONING COMMISSION
WORKSHOP MEETING MINUTES
OF
June 12, 2018**

Workshop Meeting Minutes of the City of La Marque Planning and Zoning Commission held on June 12, 2018, beginning at 6 p.m. at 1109-Bayou Road with the following members present: Deanna Bethea, Augustino Molis, Hugh Cash, Jean Gutierrez and Nancy Vidotto.

(1) CALL TO ORDER

Vice Chairperson Deanna Bethea called the meeting to order at 6:04 p.m.

(2) ROLL CALL

PRESENT:

Chairperson Deanna Bethea
Commissioner Hugh Cash
Commissioner Jean Gutierrez
Commissioner Augustino Molis
Alternate Nancy Vidotto

ABSENT:

Vice Chairperson Greg Cornett

OTHER OFFICIALS/STAFF PRESENT:

Carol Buttler – City Manager
Kathleen Van Stavern – Code Enforcement
Sussie Sutton – Development Coordinator
Colleen Merritt – La Marque Economic Development

(3) NEW BUSINESS

- a. Discussion/possible action regarding amending La Marque Code of Ordinances, Chapter 71 – Zoning, Section 71-27

Chairperson Bethea commented on the amount of percentage needed for the Thoroughfare Overlay Ordinance. Chapter 71 – Zoning, Section 71-27 (e) Miscellaneous requirements (6) Landscaping: A minimum of 10 percent of the land areas. A long discussion ensued concerning the percentage of landscaping needed within certain zoned areas.

Dumpster screening was noted as having been required prior to the Thoroughfare Overlay Ordinance and it was made a part of this ordinance. Now, this requirement is being enforced by Code Compliance.



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Chairperson Bethea noted that changes needed to be city-wide and there had to be consequences for those who don't follow the rules. Those consequences need to be spelled out in the ordinance.

City Manager Buttler requested clarification on "Chapter 71 – Zoning, Section 71-27 (e)(4) *any repair, reconstruction, renovation, or expansion of an existing building or structure shall comply with this ordinance.*" She noted on previous drafts it was worded differently and wondered if we totally removed the previous wording. Staff noted that there was much discussion concerning this line item and in the end it was decided that any renovations would require complete compliance with the ordinance.

Mr. Rumburg suggested removing the word "repair," so that the line would read as, "*Any reconstruction, renovation or expansion of an existing building or structure shall comply with this ordinance.*" Everyone agreed with the removal of the word "repair."

Chairperson Bethea requested to know what synthetic stucco was. It is also known as effuse which anyone can punch a hole into and is much loved by termites and other wood eating insects.

Mr. Rumburg read *Chapter 71 – Zoning, Section 71-27(b) Intent and purpose. The Thoroughfare Overlay District shall supersede the regulations of the ...* when asked by Commissioner Gutierrez if single-family residences in the Thoroughfare Overlay District would have to comply with the ordinance if there were any repairs made. Mr. Rumburg suggested adding, "*in reference to the above defined Thoroughfares and with the exceptions of currently zoned R-1 Single Family designations along those routes, they will not be regulated by this ordinance.*"

City Manager Buttler asked if everyone had any changes for (a) Creation (1), (2), (3), (4). Number (5) was changed to read Highway 3 from FM 1765 to *South city limit line; which was changed to FM 1765 with in the city limits. Additionally, number (6) FM 2004 within the city limits.*

It was then a consensus that (a) should read as follows: (a) *Creation. There is hereby created a Thoroughfare Overlay District (TOD) in all properties encompassing the first 300-hundred feet in depth from the property line fronting on the following thoroughfares within the city limits.*

Chairperson Bethea wanted to review number (8) "*At the adoption date of this ordinance, the following uses as new developments*" and what would that leave. Ms. Merritt named off many different types of business that would fit in the location. Chairperson Bethea noted we needed motels.



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City Manager Butter said we are looking for a high sales tax businesses on these prime real estate locations that are bringing high sales tax to La Marque. We are not excluding any businesses but we have locations for these type of business. If you live here, what do you want to see and what would you like it to be like?

Ms. Merritt noted that the number one call they get is for information for Boat and RV storage parks, which is not the best and highest use along I-45. They take up a ton of space and bring nothing to the city.

Mr. Rumburg suggested to remove 8 (c) *Mini Storage Facilities;* there was no opposition to this suggestion.

Chairperson Bethea commented on number 2, the conex boxes *“(d) Screening requirements (2) Outside storage including but not limited to salvage / junk yards,”* suggested to remove the wording “conex boxes.”

Ms. Merritt requested to if we are not allowing siding as shown? We considered that both masonry and hardy are considered masonry. It was suggested to exclude the word on 5. (e) *Miscellaneous requirements (5) Synthetic stucco*, since we already say synthetic stucco is not allowed.

It was noted that this ordinance was intended mostly for new businesses; however, any non-conforming lots could go before the Building Board of Adjustments. This is a living document and will change from time to time to fit the City’s needs at any given time.

Commissioner Molis motioned to recommend approval. Seconded by Commissioner Gutierrez.
MOTION PASSED UNANIMOUSLY.

(4) ADJOURNMENT

It was the consensus of the Commission to adjourn the meeting at 8:00 P.M.

Deanna Bethea, Chairperson
Planning & Zoning Commission



City of La Marque Planning & Zoning Commission

Discussion Date: July 10, 2018

Approval Date:

Submitted By: Sussie Sutton

SUBJECT: Discussion/possible action regarding changes to La Marque Code of Ordinances, Chapter 71 – ZONING, Sec. 71-27. - Thoroughfare Overlay District ordinance as recommended at the Planning and Zoning Workshop of June 12, 2018

DISCUSSION: On June 12, 2018, the Planning Commission held a workshop to discuss the proposed changes to the Thoroughfare Overlay District Ordinance.

A listing of the changes proposed by the Planning & Zoning Commission can be found highlighted on document No. 6. See document No. 5 for the version prior to the changes suggested.

RECOMMENDATION: Staff recommends approval of the changes suggested by the Commission.

ATTACHMENTS:

- | | |
|--------------------|----|
| 1. TOD Draft No. 6 | 4. |
| 2. TOD Draft No. 5 | 5. |
| 3. | 6. |
-

No 6. P&Z Draft Proposed Changes to the TOD Ordinance No. O-2016-0013

Sec. 71-27. - Thoroughfare Overlay District.

(a) *Creation.* There is hereby created a Thoroughfare Overlay District (TOD) in all properties encompassing the first 300 feet in depth from the property line fronting on the following thoroughfares within the city limits:

- (1) I-45 from the North city limit line to the South city limit line.
- (2) FM 1765
- (3) FM 1764
- (4) FM 519
- (5) Highway 3
- (6) FM 2004
- (7) Cedar
- (9) Bayou

(b) *Intent and purpose.* The TOD shall supersede the regulations of the underlying zoning regulations where such zones are in conflict with the TOD in reference to the above defined Thoroughfares and with the exceptions of currently Zoned R-1 Single Family Residential designated in along those routes, the will not be regulated by this ordinance.

(c) *Principal and accessory uses.* No land shall be used and no structure shall be erected for, converted to, or used for any principal or accessory use other than such uses that are allowed in the underlying zone.

(d) *Screening requirements.*

- (1) Screening walls applicable to the separation of land uses, screening of ground-mounted satellite dishes, and other items shall be provided with solid materials on three (3) sides; with a self-closing solid steel gate on the fourth side painted to match enclosure.
- (2) Outside storage including but not limited to salvage / junk yards, ~~Conex-boxes~~ or as determined by the building official or designee, shall be screened on all sides by a solid opaque brick or stone wall of not less than seven (7) feet in height measured from the highest finished grade, constructed in accordance with general design standards of the city.
- (3) All trash receptacles shall be visually enclosed on three sides by a solid, brick or stone wall not less than seven (7) feet in height on grade, measured from the highest finished grade, with a self-closing solid steel gate on the fourth side painted to match enclosure. The height of the trash receptacle shall not exceed the height of the screening. Such side shall not face less than 45 degrees from any adjacent street.
- (4) *Rooftop screening:* Roof mounted equipment including but not limited to, storage tanks, compressor units, satellite dishes, vent stacks greater than four (4) inches in diameter, and elevator machinery, and any mechanical equipment not listed, shall be integrated into the building design to screen from public view. Rooftop screening shall use building materials similar to the facade of the building to which such items are located, to create a smooth, clean, integrated appearance.

(e) *Miscellaneous requirements.*

- (1) All areas used for outside display, parking, or storage shall have a concrete surface in accordance with standards prescribed by the city.
- (2) *Utilities:* All utilities within 200 feet of the property line, which will serve the parcel, shall be installed underground, except for any transmission line or feeder lines, either existing or proposed.
- (3) Nothing set forth herein shall prohibit or restrict any utility company from recovering the difference between the cost of overhead facilities and underground facilities. Each utility whose facilities are subject to the provisions of this section is urged to develop policies and to assure equitable treatment to their customers with respect to the installation and extension of underground service.
- (4) Any **repair**, reconstruction, renovation or expansion of an existing building or structure shall comply with this ordinance.
- (5) *Masonry content:* Structures regardless of structure height, shall meet the following masonry requirements: 100 percent of the total exterior walls, visible from any public thoroughfare, excluding doors, windows and window walls, shall be constructed of brick, stone, masonry, concrete stucco, precast concrete panels, **(synthetic stucco excluded)**. Synthetic stucco shall not be allowed.
- (6) *Landscaping:* A minimum of 10 percent of the land area of the property within the TOD shall be landscaped in compliance with the landscape ordinance. Refer to Article VI Landscaping in the Code of Ordinance.
- (7) **Area, setback, and height regulations:* To provide adequate protection of the aesthetic and visual character of the thoroughfares, a minimum front setback of 40 feet of all buildings and accessory structures / buildings from the property line which is adjacent to a public thoroughfare shall be required. Parking may be allowed within such setback.

The minimum front setback requirement may be reduced to a setback of 25 feet if parking is prohibited within said setback area.

Maximum lot coverage	65% total by structures, only
Maximum lot coverage	85% total by structures, driveways, and parking
Minimum distance	15 feet between detached structures
Minimum front setback	40 feet if parking is allowed 25 feet If parking is prohibited
Minimum lot area	10,000 square feet
Minimum lot width	100 feet

Minimum lot depth	100 feet
Rear setback & side setback	25 feet or equal to the height of the building facing the rear yard, whichever is greater

- (8) At the adoption date of this ordinance, the following uses as new development shall not be allowed in the TOD: a) Manufactured Home Parks, b) RV Parks, ~~c) Mini-Storage Facilities,~~ d) **Vehicle** MFHs, and RV Sales Lots, SOBs, food trucks, transient vendors.
- (9) **Conflicts with existing corporate brand standards.** If a provision of this article directly conflicts with a provision of a franchise or written authorization from the city in effect on the effective date of the ordinance from which this article derives, the franchise provision will be followed until such time that the franchise or written authorization expires or is terminated.
- (10) **Revocation or denial of permit.** If any of the provisions of this article are not followed, a permit may be revoked by the building official or designee.
- (11) **Appeal of denial or revocation of permit.** Appeal from denial or revocation of a permit or from a decision of the building official shall be to the Board of Adjustments. An appeal shall be filed with the city clerk within fifteen (15) days from the date of the denial or revocation of the permit or other decision. If such approval is filed, the city clerk shall set a time and place for the hearing and shall notify the right-of-way user in writing. Such hearing shall be held within thirty (30) days of the date the appeal is filed with the city clerk and at least five (5) business days after notification to the right-of-way user of the date and time of the hearing, unless such notification time period is waived by the right-of-way user. At the hearing the right-of-way user shall be entitled to all rights of due process consistent with federal and state laws.

(Ord. No. O-2015-0027, § 1, 11-9-2015)

No 5. Draft Ordinance No. O-2016-0013 Additions/Changes

Sec. 71-27. - Thoroughfare Overlay District.

(a) *Creation.* There is hereby created a Thoroughfare Overlay District (TOD) in all properties encompassing the first 300 feet in depth from the property line fronting on the following thoroughfares:

- (1) I-45 from the North city limit line to the South city limit line.
- (2) FM 1765 from Highway 146 to FM 2004.
- (3) FM 1764 from I-45 to the West city limit line.
- (4) FM 519 (Main Street) from I-45 to **East city Limit Line**
- (5) Highway 3 (from FM 1765) to **South city limit line**
- (6) FM 2004 (from FM 1764) to **South city limit line**
- (7) Cedar (from I-45 to FM 1765) **Hwy 3 to Margot ***
- (9) Bayou from (FM 1765 to FM 519/Main Street) to **I-45 ***

(b) *Intent and purpose.* The TOD shall supersede the regulations of the underlying zoning regulations where such zones are in conflict with the TOD.

(c) *Principal and accessory uses.* No land shall be used and no structure shall be erected for, converted to, or used for any principal or accessory use other than such uses that are allowed in the underlying zone.

(d) *Screening requirements.*

- (1) Screening walls applicable to the separation of land uses, screening of ground-mounted satellite dishes, and other items shall be provided with solid materials on three (3) sides; with a self-closing solid steel gate on the fourth side painted to match enclosure.
- (2) Outside storage including but not limited to salvage / junk yards, Conex boxes or as determined by the building official or designee, shall be screened on all sides by a solid opaque brick or stone wall of not less than seven (7) feet in height measured from the highest finished grade, constructed in accordance with general design standards of the city.
- (3) All trash receptacles shall be visually enclosed on three sides by a solid, brick or stone wall not less than seven (7) feet in height on grade, measured from the highest finished grade, with a self-closing solid steel gate on the fourth side painted to match enclosure. The height of the trash receptacle shall not exceed the height of the screening. Such side shall not face less than 45 degrees from any adjacent street.
- (4) *Rooftop screening:* Roof mounted equipment including but not limited to, storage tanks, compressor units, satellite dishes, vent stacks greater than four (4) inches in diameter, and elevator machinery, and any mechanical equipment not listed, shall be integrated into the building design to screen from public view. Rooftop screening shall use building materials similar to the facade of the building to which such items are located, to create a smooth, clean, integrated appearance.

(e) *Miscellaneous requirements.*

- (1) All areas used for outside display, parking, or storage shall have a concrete surface in accordance with standards prescribed by the city.
- (2) *Utilities:* All utilities within 200 feet of the property line, which will serve the parcel, shall be installed underground, except for any transmission line or feeder lines, either existing or proposed.
- (3) Nothing set forth herein shall prohibit or restrict any utility company from recovering the difference between the cost of overhead facilities and underground facilities. Each utility whose facilities are subject to the provisions of this section is urged to develop policies and to assure equitable treatment to their customers with respect to the installation and extension of underground service.
- (4) Any repair, reconstruction, renovation or expansion of an existing building or structure shall comply with this ordinance.
- (5) *Masonry content:* Structures regardless of structure height, shall meet the following masonry requirements: 100 percent of the total exterior walls, visible from any public thoroughfare, excluding doors, windows and window walls, shall be constructed of brick, stone, masonry, concrete stucco, precast concrete panels, (synthetic stucco excluded). Synthetic stucco shall not be allowed.
- (6) *Landscaping:* A minimum of 10 percent of the land area of the property within the TOD shall be landscaped in compliance with the landscape ordinance. Refer to Article VI Landscaping in the Code of Ordinance.
- (7) **Area, setback, and height regulations:* To provide adequate protection of the aesthetic and visual character of the thoroughfares, a minimum front setback of 40 feet of all buildings and accessory structures / buildings from the property line which is adjacent to a public thoroughfare shall be required. Parking may be allowed within such setback.

The minimum front setback requirement may be reduced to a setback of 25 feet if parking is prohibited within said setback area.

Maximum lot coverage	65% total by structures, only
Maximum lot coverage	85% total by structures, driveways, and parking
Minimum distance	15 feet between detached structures
Minimum front setback	40 feet if parking is allowed 25 feet If parking is prohibited
Minimum lot area	10,000 square feet
Minimum lot width	100 feet
Minimum lot depth	100 feet

Rear setback & side setback	25 feet or equal to the height of the building facing the rear yard, whichever is greater
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- (8) At the adoption date of this ordinance, the following uses as new development shall not be allowed in the TOD: a) Manufactured Home Parks, b) RV Parks, c) Mini Storage Facilities, d) Vehicle, MFHs, and RV Sales Lots, SOBs, food trucks, transient vendors.
- (9) **Conflicts with existing corporate brand standards.** If a provision of this article directly conflicts with a provision of a franchise or written authorization from the city in effect on the effective date of the ordinance from which this article derives, the franchise provision will be followed until such time that the franchise or written authorization expires or is terminated.
- (10) **Revocation or denial of permit.** If any of the provisions of this article are not followed, a permit may be revoked by the building official or designee.
- (11) **Appeal of denial or revocation of permit.** Appeal from denial or revocation of a permit or from a decision of the building official shall be to the Board of Adjustments. An appeal shall be filed with the city clerk within fifteen (15) days from the date of the denial or revocation of the permit or other decision. If such approval is filed, the city clerk shall set a time and place for the hearing and shall notify the right-of-way user in writing. Such hearing shall be held within thirty (30) days of the date the appeal is filed with the city clerk and at least five (5) business days after notification to the right-of-way user of the date and time of the hearing, unless such notification time period is waived by the right-of-way user. At the hearing the right-of-way user shall be entitled to all rights of due process consistent with federal and state laws.

* To be defined.

(Ord. No. O-2015-0027, § 1, 11-9-2015)



City of La Marque Planning & Zoning Commission

Discussion Date: July 10, 2018

Approval Date:

Submitted By: Sussie Sutton

SUBJECT: Discussion/possible action regarding appointment of Planning & Zoning Commission, with the addition of Caron Muntzel and Deborah Jamail, as representatives of the Advisory Committee to the “Water and Wastewater Impact Fee Study”, as authorized by City Council on June 9, 2018

DISCUSSION: The committee convenes for a kick-off meeting to discuss general concepts, preliminary data, and the overall process.

RECOMMENDATION: There is no recommendation at this time.

ATTACHMENTS:

- | | |
|---------------------------|----|
| 1. Impact Fee Information | 4. |
| 2. Time Line | 5. |
| 3. | 6. |
-



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**CITY OF LA MARQUE
CITY COUNCIL
REGULAR MEETING MINUTES
OF
June 11, 2018**

Regular City Council Meeting Minutes of the City of La Marque City Council held on Monday, June 11, 2018, beginning at 6:00 p.m. at 1109-B Bayou Road with the following members present:

(1) CALL TO ORDER

Mayor Hocking called the Regular Meeting to order at 6:00 p.m.

(2) ROLL CALL

Bobby Hocking

Keith Bell

Chris Lane

Robert Michetich

Casey Mc Auliffe

Mayor

Mayor Pro-Tem, Councilmember District A

Councilmember, District B

Councilmember, District C

Councilwoman, District D

OTHER OFFICIALS PRESENT:

Carol Buttler

Ellis Ortego

Robin Eldridge

City Manager

City Attorney

City Clerk

(3) INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Hocking led the invocation and the Pledge of Allegiance

(4) PRESENTATIONS/ PROCLAMATIONS

a. Letter of Appreciation – Joe Mose- Public Services

Mayor Hocking read an appreciation letter from citizens Hugh and Abby Cash, showing their appreciation for Public Works employee Joe Mose

b. Proclamation- Juneteenth (June 19, 2018)

Mayor Hocking presented Geraldine Sam with a Juneteenth Proclamation, in observance of June 19th, being Juneteenth Day

(5) CITIZENS PARTICIPATION

1. Geraldine Sam spoke about her concerns for citizens that are still in need of help with their homes due to the damages of Hurricane Harvey, asked for references for those citizens to contact.
2. Enrique Garza shared his concerns with his neighbors who have two horses on the school property across the street. Reported that the same neighbor is running an illegal garage, out



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of his home. "I have gone to different people and no one is telling me what I can do. What can I do?"

3. Yolanda Reyna reported a house next door to her on Merry Lane that has been abandoned since the hurricane. The owners have left their dogs there, abandoning them. The owners come and go checking their mail and feeding them, but they were left out in the freezing weather. "They need a bath, they need to be cared for."
4. Laura Divine reported on the same house on Merry Lane where the two dogs were abandoned. She had previously submitted a video on their condition and their living conditions. One of the dogs has had a litter of puppies, and because she is protective of her babies, she's charged her and her neighbors on several occasions. The police department and animal control have been called out. "The animals were taken away, and before I returned home from work, the animals were back at their house, but this time, they were tethered to a tree. This is when I took the video, as you will see, the pit bull has a choker collar around its neck, which would make that dog hang itself if it tried to jump the fence. There was water on the site, but it had a lid on it." She said the dogs are flea ridden and this was a health concern, and that the female dog is again pregnant. She is asking for help for these animals.
5. Al Reida spoke in opposition of the registration of the rental unit item further on the agenda (ordinance). "I think all it's going to do is raise the rent about a thousand dollars a year for the people that are living there. It will be passed on to the tenants. Sounds like its awful liberal to me, thank you, that is all I gotta say."
6. Richard Denson, President of the Galveston County Apartment Association began, "It seems like every time we turn around someone is reaching in our pockets again. I just wonder if La Marque believes that the owners don't pay enough in taxes, because they are trying to throw that rental tax on them and that's really going to hurt the residents, more than it is the landlord. It will cause higher deposits, higher rentals and may delay someone moving in. The City already has ordinances on the book, where it can prevent persons from renting unsafe homes or apartments. It doesn't take a rental registration to enforce the laws that are already on the books." Furtherstated that a lot of those renting are on housing and currently are having trouble "making ends meet". He said that the extra hundred dollars could go towards school supplies, summer programs, and additional food on the table or a much needed prescription. He too, is in opposition of the item on the agenda pertaining to registration of rental units. "If the property is meeting the standards of the housing authority, then it's not really right to call them slums or slum lords because they are not. In conclusion, I would hate to see people that are getting taxed, that are having trouble just meeting their daily bills."

(6) MINUTES

- a. Regular City Council Minutes of May 14, 2018
- b. Workshop Minutes of May 14, 2018



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- ** Councilmember Lane made a motion to approve the Regular City Council minutes of May 14, 2018 and the Workshop minutes of May 14, 2018.
- ** Councilmember Michetich seconded. **MOTION CARRIED UNANIMOUSLY.**

(7) PUBLIC HEARING (S)

- a. Conduct Public Hearing to hear public input regarding Ordinance No. **O-2018-004**, amending the FY 2016-17 budget and FY 2017-18 budget for grants, Council-approved lease purchases on projects and equipment, and unanticipated expenditures, by increasing (decreasing) certain revenues and increasing (decreasing) certain expenditures to individual budget accounts in certain funds as set forth in attached Exhibit "A" and Exhibit "B".

Mayor Hocking closed the Regular meeting and called the Public Hearing (s) at 6:26 p.m.

No one spoke on this item.

- b. Conduct Public Hearing to hear public input regarding Ordinance No. **O-2018-005**, amending the Code of Ordinances of the City of La Marque, by adding to Chapter 14, Buildings and Building Regulations, a new Article XI, entitled "Registration of Residential Rental Units Required", providing rules and regulations governing same within the City.
 - 1. Geraldine Sam spoke against this ordinance, "First of all, we have so many ordinances on the book, and I this time, and I just think that they can't be enforced. We should not be micromanaging the citizens. We welcome people into our city, we don't want to run the away. They have to pay for their alarm systems, you have to register for a garage sale, and then the game rooms are paying money. You are looking to a cost that will go to the renters."
 - 2. Maggie Manuel, "I don't mind the registration, but I feel ya'll need to put something on the people that are living in the house. I have on right now, that was on housing. It's taken me forever to get her out. I had to go and have her evicted. I can't even go in there until after the 20th. I am sure the water and the lights will be turned off and all of my appliances are going to be ruined. So, if you are going to put something for the landlords, I think you need to put something for the renters and make them responsible too, not that you are going to get anything out of it." She asked if the children of parents that live in the house have to register also.
- c. Conduct Public Hearing to hear public input regarding Ordinance No. **O-2018-006**, amending the Code of Ordinances of the City of La Marque, Chapter 41, Land Development, Article V, Section 41-145. Definitions, adding the definition of a "street tree", and Division 2, Parking, Lighting, Landscaping, and Other Requirements Section 41-172. Landscaping, to restrict planting "street trees" within a ten foot area of the city right-of-way and sidewalk (between curb and sidewalk).

No one spoke on this item.



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- d. Conduct Public Hearing to hear public input regarding Ordinance No. **O-2018-007**, amending the Code of Ordinances of the City of La Marque, Section 56, "STREETS AND SIDEWALKS", by adding a Section to include "Required Specifications for Construction of Sidewalks."

No one spoke on this item.

Mayor Hocking closed the Public Hearings (s) and reconvened the regular meeting at 6:35 p.m.

(8) OLD BUSINESS

- a. Discussion/possible action regarding adopting Ordinance No. **O-2018-004**, amending the FY 2016-17 budget and FY 2017-18 budget for grants, Council-approved lease purchases on projects and equipment, and unanticipated expenditures, by increasing (decreasing) certain revenues and increasing (decreasing) certain expenditures to individual budget accounts in certain funds as set forth in attached Exhibit "A" and Exhibit "B" **THIS IS THE SECOND AND FINAL READING**

** Councilwoman Mc Auliffe made a motion to adopt Ordinance No. O-2018-004
** Councilmember Michetich seconded. **MOTION CARRIED UNANIMOUSLY**

- b. Discussion/possible action regarding adopting Ordinance No. **O-2018-005**, amending the Code of Ordinances of the City of La Marque, by adding to Chapter 14, Buildings and Building Regulations, a new Article XI, entitled "Registration of Residential Rental Units Required", providing rules and regulations governing same within the City **THIS IS THE SECOND AND FINAL READING**

** Mayor Pro Tem Bell made a motion to adopt Ordinance No. O-2018-005
** Councilwoman Mc Auliffe seconded.

Mayor Pro-Tem Bell wished to respond to one of the concerns that was discussed during the public hearing portion for this ordinance, as this would be passing down additional expenses to renters. "For about nine dollars or less per month you have the potential to have a home that you could raise your children in that would be safe, according to our current fire code, building code, code enforcement, that would be known to the Police and Fire Departments in La Marque that you would be leasing a home that perhaps would be safer than what you are probably leasing now, and all for nine dollars a month, so, at this point the argument is how much do we put on the price of our own safety and the safety of our children? " Then said that he felt like this would be beneficial to the city, although property taxes haven't been raised in years, maybe by raising the value of these properties by ensuring that they are up to code.



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Councilmember Mc Auliffe added that this was not a discussion that was taken lightly and that this will be a big change for the city because it affects many people, and that she is in full support of.

Councilmember Michetich clarified that software tracking for the enforcement of the ordinance was in place. He then added the percentage of rental property that actually exists within the city, and the turnovers, the absentee landlords and the difficult job it is for Code Enforcement to get in touch with the current owners that are not doing a good job in keeping up their properties. "This affects us all, whether we are property owners or neighbors. The need is there to turn this tide." **MOTION CARRIED UNANIMOUSLY**

Mayor Hocking said that the City has no intention of raising taxes. The school has passed a bond that will raise their taxes by .8 cents.

- c. Discussion/possible action regarding adopting Ordinance No. **O-2018-006**, amending the Code of Ordinances of the City of La Marque, Chapter 41, Land Development, Article V, Section 41-145. Definitions, adding the definition of a "street tree", and Division 2, Parking, Lighting, Landscaping, and Other Requirements Section 41-172. Landscaping, to restrict planting "street trees" within a ten foot area of the city right-of-way and sidewalk (between curb and sidewalk) **THIS IS THE SECOND AND FINAL READING**

** Councilmember Michetich made a motion to adopt Ordinance No. O-2018-006

** Councilmember Lane seconded. **MOTION CARRIED UNANIMOUSLY**

At this time, Mayor Hocking introduced the new contracted Engineer, Mr. Dinh Ho.

- d. Discussion/possible action regarding adopting Ordinance No. **O-2018-007**, amending the Code of Ordinance of the City of La Marque, Section 56, "STREETS AND SIDEWALKS", by adding a Section to include "Required Specifications for the Construction of Sidewalks" **THIS IS THE SECOND AND FINAL READING**

** Councilmember Lane made a motion to adopt Ordinance No. O-2018-007.

** Councilwoman Mc Auliffe seconded.

Councilmember Michetich explained that years ago, there was a sidewalk section in the Code, but when updating it, one of the times, it was erroneously left out, and that this ordinance adds it back into our current codes. **MOTION CARRIED UNANIMOUSLY**

(9) NEW BUSINESS

- a. Discussion/possible action regarding adopting Resolution No. **R-2018-0015** authorizing City Council to commit support and funding match for City of La Marque applications submitted to the Houston-Galveston Area Council (H-GAC) for 2018 Transportation Improvement Program (TIP) call for projects



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- ** Councilmember Michetich made a motion to adopt Resolution No. R-2018-0015.
- ** Councilmember Lane seconded. Mayor Hocking recused himself.

Councilmember Michetich commented that these projects were future and that the city's match would be budgeted by project as each one arose. **MOTION CARRIED by vote 4 AYES and 1 RECUSE**

- b. Discussion/possible action to grant permission to Gamma Omega Omega Chapter of the Alpha Kappa Alpha Sorority to revitalize playground equipment and basketball goal located at Westlawn Park with the possibility of a future adoption of park
- ** Councilmember Lane made a motion to grant permission to Gamma Omega Omega Chapter of the Alpha Kappa Alpha Sorority to revitalize playground equipment and basketball goal located at Westlawn Park with the possibility of a future adoption of park
- ** Mayor Pro-Tem Bell seconded. Councilmember Bell asked if there were any special requirements that they would have to adhere to. Public Services Director assured that they would be in compliance with all of the insurance and state standards. **MOTION CARRIED UNANIMOUSLY**
- c. Discussion/possible action regarding appointing the Planning and Zoning Commission, as Advisory Committee to the "Water and Wastewater Impact Fee Study," with the addition of Caron Muntzel and Deborah Jamail as representatives of the local real estate industry, in compliance with Texas Commission on Environmental Quality (TCEQ) requirements
- ** Mayor Pro-Tem Bell made a motion to appointing the Planning and Zoning Commission, as Advisory Committee to the "Water and Wastewater Impact Fee Study," with the addition of Caron Muntzel and Deborah Jamail as representatives of the local real estate industry, in compliance with Texas Commission on Environmental Quality (TCEQ) requirements
- ** Councilwoman Mc Auliffe seconded. **MOTION CARRIED UNANIMOUSLY**
- d. Discussion/possible action regarding bulky waste removal provisions in Waste Management contract and provide direction to City Manager.

Shanna Lopez, of Waste Management spoke about the confusion of when bulky waste pickup times were. "It's always on one of the collection days. We will be sending out calendars again, just as when we did on the inserts on the garbage carts. There are times, when it is beyond the compliance, so we may get some of the bulky waste and then come back and get the remainder. So what we ask if it is in an abandoned lot or over and beyond and have left multiple notices that we can work with the City Manager to help clean up these areas." She added that all over the Houston and surrounding areas it has been a very active bulky brush season, with the hurricane and then the freeze.



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No action required.

- e. Discussion/possible action regarding adopting Ordinance No. **O-2018-008**, approving the rezoning classification from C-1 (General Commercial) to R-1 (Single Family Residential), being a tract containing 31.89 acres of land located in the Stephen F. Austin League No. 4, Abstract No. 297, Galveston County, Texas; Said 31.89 acres being a portion of a call 82.01 acre tract of land recorded in the name of Delaney 1765 Realty, L.P. under Galveston County Clerk's File (G.C.C.F.) No. 2006011483; Said 31.89 acres of land being more particularly described in Exhibit "A", as recommended by the Planning and Zoning Commission **THIS IS THE FIRST READING**

- ** Councilmember Michetich made a motion to adopt Ordinance No. O-2018-008
- ** Councilmember Lane seconded.

Mayor Hocking added that this was supposed to be an RV Park, but now will become houses at this location after the rezone. **MOTION CARRIED UNANIMOUSLY**

- f. Discussion/possible action regarding adopting Resolution No. **R-2018-0016**, to suspend Texas-New Mexico Power's electric rate increase request for the maximum period allowed by law.

- ** Councilmember Michetich made a motion to adopt Resolution No. R-2018-0016.
- ** Councilmember Lane seconded. **MOTION CARRIED UNANIMOUSLY**.

- g. Discussion/possible action regarding adopting Resolution No. **R-2018-0017**, to formalize a City Travel Policy that was established in previous years.

- ** Councilwoman Mc Auliffe made a motion to adopt Resolution No. R-2018-0017.

- ** Councilmember Lane seconded.
Mayor Pro-Tem had a question on page three of the document, "the City Manager's travel would be acknowledged/approved by the City Clerk." It was the consensus of Council to change this authorization to be approved by City Council. **MOTION CARRIED UNANIMOUSLY**.

(10) CONTRACTS/AGREEMENTS

- a. Discussion/possible action regarding terminating the professional services agreement with Municipal Operations and Consulting (MOC), effective June 15, 2018.

- ** Councilmember Michetich made a motion to approve the termination of professional services agreement with Municipal Operations and Consulting (MOC), effective June 15, 2018.
- ** Councilwoman Mc Auliffe seconded. **MOTION CARRIED UNANIMOUSLY**.



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- b. Discussion/possible action regarding approving a professional services agreement with Precision Utilities, LLC, providing oversight and administration of the Water and Wastewater Facilities (Department 24) for compliance with TCEQ and to provide for the health, safety and welfare of the City of La Marque

** Councilmember Michetich made a motion to approve a professional services agreement with Precision Utilities, LLC, providing oversight and administration of the Water and Wastewater Facilities (Department 24) for compliance with TCEQ and to provide for the health, safety and welfare of the City of La Marque

** Councilmember Lane seconded. **MOTION CARRIED UNANIMOUSLY**

(11) EXECUTIVE SESSION

There was no Executive Session

(12) REQUEST AND ANNOUNCEMENTS

Councilwoman Mc Auliffe wished a "Happy Pride Month" and it is exciting to have such a big crowd.

Councilmember Michetich congratulated all of the High School/College graduates and a special congratulations to his god-daughter who graduated magna cum laude and will attending Texas A&M in Corpus to pursue nursing and pediatrics

Councilmember Lane thanked all for attending, great turnout

Mayor Pro-Tem Bell congratulated Joe Mose again. Reminded all of the Juneteenth parade and to be extra careful and watch out for children. Thanked Maggie Manuel for the bag of goodies.

Mayor Hocking asked all to continue to pray for the City of Santa Fe, commended all involved to doing an excellent job in that situation. Wished his wife a Happy 47th Anniversary, and happy and safe 4th of July and thanked all for attending.

(13) ADJOURNMENT

** Councilmember Lane made a motion to adjourn the Regular Meeting at 7:14 p.m.

** Mayor Pro-Tem Bell seconded. **MEETING ADJOURNED.**

Bobby Hocking, Mayor

ATTEST:

Robin Eldridge, TRMC
City Clerk

WATER AND WASTEWATER IMPACT FEES

IMPACT FEES

- Chapter 395 of the Local Government Code allows Texas Cities to impose a one-time fee to recoup part of the cost of infrastructure necessitated by new development. The Legislation defines impact fees as “a charge or assessment imposed by a political subdivision (City) against new development in order to generate revenue for funding or recouping the costs of capital improvements or facility expansions necessitated and attributable to the new development.

ADVISORY COMMITTEE

- Legislation requires City Council (CC) to appoint Advisory Committee (AC) consisting of Planning and Development Committee plus one representative of the Real Estate or Development community if not already represented on the Committee. Purpose of the AC is to:
 - Advise and assist the City in adopting Land Use Assumptions(LUA)
 - Review and comment on the Capital Improvement Plan(CIP) and Impact Fee prepared by the Staff and Consultant team
 - Make recommendation to CC for adoption of Impact Fee
 - Review and file semi- annual progress report on CIP implementation and imposition of Impact Fees
 - Advise the City of the need to update or revise LUA, CIP or Impact Fee.

PROCEDURE

- Consultant team and Staff will prepare and present drafts of the following to the AC:
 - LUA- description of the service area (City Boundaries) and projections of the changes in land use, densities, intensities and population in the service area over the ten year planning period.
 - CIP- List of infrastructure projects for planning period. Based on update of the 2012 CIP. Can include soft costs for engineering, studies, land acquisition and finance costs.
 - Impact Fee Calculation- determined by total cost of CIP divided by the projected number of equivalent service units added in the service area over the planning period.

PROCESS

- AC reconvenes to discuss and recommend draft documents above.
- Hold a joint Public Hearing with CC on LUA, CIP and Impact Fee.
- AC reconvenes to make recommendation to CC for adoption of Impact Fee.
- CC takes action on final Impact Fee adoption ordinance.

FUTURE

- AC reconvenes semi-annually to review LUA, CIP and Impact Fee

City of La Marque

Impact Fee Implementation Timeline

May 24, 2018 Update

March-May	Engineering consultants meet with City staff to discuss the impact fee process and obtain data on City capital improvement plan.
June 11	City Council appoints Advisory Committee during regular council meeting.
June 12	The Advisory Committee convenes for a kick-off meeting to discuss general concepts, preliminary data, and the overall process
June-July	Engineering consultant prepares draft Impact Fee report
July	Engineering consultant meets with City staff to present draft Impact Fee Report
July 10	Reconvene Advisory Committee for presentation of draft report, land use assumptions, and service area maps.
August 14	Advisory Committee recommends draft documents to City Council and sets Public Hearing.
September 10	Joint Public Hearing - Convene Advisory Committee for recommendation to City Council
October 8	City Council approves Impact Fee Ordinance, first reading
November 12	City Council approves final reading ordinance adopting Impact Fee



City of La Marque Planning & Zoning Commission

Discussion Date: July 10, 2018

Approval Date:

Submitted By: Sussie Sutton

SUBJECT: Discussion/possible action regarding input and direction from ARKK Engineers, consultants for the Water & Waste Water Impact Study

DISCUSSION:

RECOMMENDATION: Information only.

ATTACHMENTS: Consultants to provide back-up at meeting to aid in discussion.

- | | |
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| 2. | 5. |
| 3. | 6. |
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