



**CITY OF LA MARQUE
CITY COUNCIL
SPECIAL MINUTES
of
February 6, 2024**

1. CALL MEETING TO ORDER

Mayor Bell called the meeting to order at 5:04 p.m.

2. ROLL CALL

All members of Council were present with Mayor Pro Tem Compian arriving at 5:33 p.m.

Planning and Zoning Commissioners Cornett, Columbo, Stephenson, and Waters were also physically present.

3. INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Bell gave the invocation and led the pledge.

4. CITIZENS PARTICIPATION

Leonard Payne (2728 3rd Ave) spoke regarding the property behind his home that is anticipated to be rezoned into this new classification. He does not support this item.

5. OLD BUSINESS

5.1. Ordinance No. O-2024-0001

City Attorney Knebel gave a brief overview of the situation leading to the item before the Council and Commission, focusing on the timeline regarding the litigation between the La Marque Economic Development Corporation, Texas City Terminal Railroad Company, and the City of La Marque. He reiterated that the item before everyone today is just to create a new zone; it is not about the parcel. It was clarified by Planning & Zoning Commission members that while the item was not received favorably as written, they were open to changes as long as they were "citizen friendly." The heartburn was not knowing what would go inside of the district.

City Attorney Knebel reiterated that the item before the council and commission today is the creation of a zoning district.

Mayor Bell spoke to apologize if the commission felt left out. He and the council are open to adding sound protections to the ordinance if it serves the community better.

City Attorney Knebel reminded the public that the Texas City Terminal Railroad does have access to the Federal Railroad Administration and while this ordinance

and agreement are the city's attempts at being proactive for the citizens. The federal government has the authority to overrule the ordinance.

Mayor Pro Tem Compian shared his concerns with the ordinance in its current language. He also shared his personal fears surrounding an anecdote between the City of Dallas and an oil company in which the City of Dallas was required to issue Certificates of Obligations and specialty bonds due to losing litigation.

***Mayor Bell exited the meeting at 6:08 p.m. and returned at 6:10 p.m.*

Discussions ensued regarding the potential for receiving additional public input, and the missed opportunity to include the Planning & Zoning Commission during the initial discussions in 2016.

Planning & Zoning Commissioners recommendations included a 750 foot buffer zone adjacent to residential zoning, restricting the heavy industrial zone to tracts bordered by local and state highways, including an acoustic screen or masonry wall.

Alan Honish (2609 Meadow Ln) made a request that the "barbed wire fence" area be a more substantial material. He also shared his concerns regarding the "6 ft clay detention pond" requesting a concreted and reinforced material. He shared his concerns regarding environmental protections.

Development Services Director Van Stavern identified that some of the concerns being raised are resolved by the city's design criteria manual.

Additional discussions regarding the implications of amending the ordinance ensued.

Mayor Bell announced that this item would be reviewed at the next Council meeting.

6. EXECUTIVE SESSION

There was no executive session.

7. ACTIONS TAKEN FROM EXECUTIVE SESSION

No action was taken.

8. ADJOURNMENT

Councilmember Yancy made a motion to adjourn. Councilmember Ross seconded. **MOTION CARRIED UNANIMOUSLY.**

***Meeting was adjourned at 7:03 p.m.*