

STATE OF TEXAS  
COUNTY OF HARRIS  
CITY OF EL LAGO

AGENDA  
PLANNING & ZONING COMMISSION PUBLIC HEARING  
JULY 13, 2016, 7:00 P.M.

NOTICE IS HEREBY GIVEN THAT ON THE ABOVE LISTED DATE, THE PLANNING & ZONING COMMISSION OF THE CITY OF EL LAGO WILL HOLD A PUBLIC HEARING AND THEN PLANNING & ZONING COMMISSION MEETING BEGINNING AT 7:00 P.M. IN THE EVENT ROOM AT CITY HALL, 411 TALLOWOOD DRIVE, EL LAGO, TEXAS AND WILL CONSIDER THE FOLLOWING AGENDA ITEMS.

THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR OTHER ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY SECRETARY'S OFFICE AT 281-326-1951, EXT. 111 OR FAX 281-326-2134 FOR FURTHER INFORMATION

1. PLANNING & ZONING COMMISSION PUBLIC HEARING CALL TO ORDER

2. HEAR PUBLIC COMMENT ON THE FOLLOWING RECOMMENDED CHANGES TO THE ZONING ORDINANCES OF THE CITY OF EL LAGO:

1. In § 5.05 Zone B, Subsection (4): Add (i) Smoke Shops to the list of uses for which a special use permit may be granted by an affirmative vote of 4 Councilmembers.
2. In § 5.05, Zone B, Subsection (3): Add (l) Tattoo Parlors to the list of uses specifically prohibited.
3. In §4.01 Nonconforming Uses: Amend Subsection (4)(iii) to read: "Such ~~structural~~ alterations, improvements or reconstructions which are structural in nature are made during its lifetime..."
4. In §4.01 Nonconforming Uses: Amend Subsection (6) to read: "No nonconforming use shall be changed to another nonconforming use."
5. In §4.01 Nonconforming Uses, Add a new Subsection (4)(v) to read:  
" Such change has the purpose of expanding off-street parking and/or off-street loading capabilities." Delete "or" at the end of Subsection 4(iii) and add "or" at the end of Subsection 4(iv).
6. In §5.05(2)(n): Add a new condition (4) for Retail stores and other businesses supplying everyday shopping needs of the immediate neighborhood, as follows: "(4) That wares may be displayed on the sidewalk in front of their location and/or in their parking lot limited to hours of normal operation, not before 8:00 a.m. or after 9:00 p.m. and any such display is limited to 50% of the store front, not to extend beyond 10 feet out from the front of the building." Delete "and" at the end of condition (2) and add "and" at the end of condition (3).
7. In §5.04(17) Delete portion of the sentence as follows: "... ~~unless said vehicle(s) has/have been parked, stored or left standing on the property in accordance with this subsection on the date of the passage of this ordinance.~~"
8. Add a new §5.04 (2) to read as follows:

(2A) Any person desiring to cut any curb or otherwise construct any driveway for the purpose of ingress and egress to and from the property to be served shall make application for a permit to the building official. The application shall be in writing and shall be accompanied by a plat or map of the property upon which the

driveway is to be located. If approved by the building official, the city secretary shall charge a minimum fee of forty dollars (\$40.00) for the issuance of the permit. The fee shall cover the expenses of the issuance of the permit. No permit shall be issued to authorize the construction of a driveway or improved flat surface within the building setback lines described and contained in subsection (11) of this section unless the driveway extends from the curb (i) into the garage located on the property or, if there is no garage there located, to the back building line of the residence house on the property, or (ii) back to the curb if the curb cuts are separated by a distance of at least thirty-five (35) feet. In addition, a permit shall be issued to authorize said construction if a part of the permitted driveway or improved flat surface commences behind the front building setback line and extends to a fence or into the back yard of the property. Notwithstanding the provisions of this subsection, no permit shall be issued to authorize the construction of a driveway which, when added to all other improved surfaces or structures (excepting sidewalks), takes up more than 35% of the total area located between the curb and the building line of the residence house on the property to be served by the driveway. For a residence house located on a corner lot, this percentage of improved surface prohibition does not apply to a driveway sought to be permitted from the side street of the lot on which the residence house is located.

**3. ADJOURNMENT**

**CERTIFICATE**

**I certify that notice of this Public Hearing has been published in the City of El Lago's designated official newspaper at least 10 days in advance of this Public Hearing.**



  
Ann Vernon, City Secretary