AGENDA
CITY OF EL LAGO
CITY COUNCIL PUBLIC HEARING
JULY 18, 2016
6:30 P.M.

NOTICE IS HEREBY GIVEN THAT ON THE ABOVE LISTED DATE, THE CITY COUNCIL OF THE CITY OF EL LAGO WILL HOLD A CITY COUNCIL PUBLIC HEARING BEGINNING AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS OF 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. 12 OR FAX 281-326-0165 FOR FURTHER INFORMATION

1. **PUBLIC HEARING CALL TO ORDER**
2. **HEAR PUBLIC COMMENT ON THE FOLLOWING PROPOSED ZONING ORDINANCE CHANGES AS RECOMENDED BY THE PLANNINING & ZONING COMMISSION**

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REPORT OF THE CITY OF EL LAGO PLANNING & ZONING COMMISSION

HAVING CONDUCTED A COMPREHENSIVE REVIEW OF THE CITY OF EL LAGO ZONING ORDINANCE AND HAVING HELD A DULY CALLED AND NOTICED PUBLIC HEARING, THE CITY OF EL LAGO PLANNING AND ZONING COMMISSION RECOMMENDS THAT THE EL LAGO CITY COUNCIL AMEND THE CITY'S ZONING ORDINANCE, AS FOLLOWS:

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 subsequent to becoming a nonconforming use to an extent in the aggregate not to exceed ten (10) percent of the fair market value of the building or structure, unless it is changed to a conforming use."
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) Amend the fourth sentence of the subsection as follows: "No vehicle(s) as described in this subsection may be parked, stored or left standing on any portion of a property used for residential purposes if said vehicle or any combined measurement of said vehicles are greater than thirty (30) feet in length, are wider than ten (10) feet in width or higher than ten (10) feet in height 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 (2A) 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 at the curb and extends to a garage, fence or into the back yard of the property to the back building line of the residence house on the property. Notwithstanding the provisions of this subsection, no permit shall be issued to authorize the construction of a driveway in excess of thirty-five (35) feet wide in front of the front building line of the residence house on the property, or 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.
Include the attached drawing as an Exhibit to subsection 2A.

3. **ADJOURNMENT**

CERTIFICATE

I certify that notice of this public meeting has been posted 72 hours in advance of the meeting and will remain posted until the meeting has ended.

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Ann Vernon, City Secretary

All items on the agenda are for discussion and/or action. The City Council 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 by Texas Government Code Sections 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).