

**STATE OF TEXAS
COUNTY OF HARRIS
CITY OF EL LAGO**

**MINUTES
CITY OF EL LAGO
PLANNING & ZONING COMMISSION
APRIL 27, 2016 at 6:30 PM**

- 1. PLANNING & ZONING COMMISSION MEETING CALLED TO ORDER** – Pursuant to public notice as required by law, Chairman Gartman called the El Lago Planning & Zoning Commission meeting to order at 6:35 p.m. on April 27, 2016.

The following were present:

Chairman Russ Gartman
Commission Members Mark Briggs, Jeff Corbin, Randy Roof and Al Strahan
City Councilperson Jeff Tave
City Secretary Ann Vernon

- 2. CITIZENS COMMENTS** – There were no citizens present to address the Commissions.
- 3. APPROVE MINUTES FROM THE JANUARY 13, 2016 PLANNING & ZONING MEETING** – Commissioner Roof motioned to approved the minutes as written. Commissioner Gartman seconded the motion and the minutes were approved with a vote of four in favor and with Commissioner Briggs abstaining since he was not present at the January 13th meeting.
- 4. CONSIDER ZONING ORDINANCE ADDITIONS, DELETIONS AND CHANGES TO THE FOLLOWING CHAPTERS AND SECTIONS:**

- a. CHAPTER V - § 5.04 General Comprehensive Review for Additions / Deletions**
 - 1) §5.03 Utility Pipe Insulation**
 - 2) §5.04 Limited One-Family Residential District Regulations (1) & (3) – (10)**
– Commissioner Briggs motioned and Commissioner Strahan seconded approving both items 4.a.1 and 2 with no recommended changes at this time. The motion carried with a vote of four in favor.

5. OLD BUSINESS

- a. CHAPTER V – § 5.04 (2) To consider adding conditions for numbers, types and widths of driveways** – Commissioner Roof discussed the possible need to reconsider the radius of circular driveways. Commissioner Briggs emphasized that he believed that what residents purchased is what they should get, with no changes allowed to the existing footprint of the driveway.

COMMISSIONER BRIGGS LEFT THE MEETING EARLY AT 7:15 P.M.

Commissioner Roof suggested that the general idea that you “get what you get” could work if you allowed for a conditional variance. After considerable discussion, the commission agreed to the following addition to Chapter V, §5.04 (2) –

A driveway footprint cannot be changed unless a variance is agreed to by the Board of Adjustment. The following conditions must be under which a variance could be considered are as follows:

1. A variance can be considered if the number of bedrooms (based on the Harris County Appraisal District) plus one is more than the actual number of available driveway spaces. It was determined that the basic standard for a space would be 10 feet wide by 20 feet in length.
2. A minimum greenspace of at least 65% should be maintained in the front yard between the front setback and the easement.
3. An allowance for a couple of additional feet can be given for foot traffic space, but not wide enough for additional car widths.
4. Whatever variance is allowed as confined by the above, it new or widened driveway should maintain the look and feel of the city’s residential district.

Councilperson Strahan motioned to approve adding the above to the zoning ordinance and to forward to the City Attorney for review and correct wording. The motion was seconded by Commissioner Room and approved unanimously.

6. **OTHER ITEMS MEMBERS OF THE COMMISSION WOULD LIKE TO BE CONSIDERED ON A FUTURE AGENDA** – The next meeting date was scheduled for May 10, 2016.
7. **ADJOURNMENT**– There being no further business, Commissioner Roof motioned to adjourn the meeting. Chairman Gartman adjourned the meeting at 8:20 p.m.

Russ Gartman, Chairman

ATTEST:

Ann Vernon, City Secretary