

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

**MINUTES  
CITY OF EL LAGO  
PLANNING & ZONING COMMISSION  
MAY 11, 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, Randy Roof and Al Strahan  
City Secretary Ann Vernon

**The following was absent:**

Commissioner Jeff Corbin

- 2. CITIZENS COMMENTS** – There were no citizens present to address the Commissions.
- 3. APPROVE MINUTES FROM THE APRIL 27, 2016 PLANNING & ZONING MEETING**

Commissioner Briggs motioned and Commissioner Strahan seconded approving the minutes. It

was pointed out that under Item 5, Commissioner Roofs name was misspelled and should be

corrected. The minutes were approved unanimously.

- 4. REVIEW ATTORNEY'S WORDING FOR PROPOSED CHANGES TO CHAPTER V -- § 5.04 (2) To consider adding conditions for numbers, types and widths of driveways**

After reviewing the City Attorney's wording, Commissioner Briggs stated that in looking at the vision for the City, he believes that the garage space should be considered as part of the parking space. Commissioner Roof suggested adding the phrase "the home as originally constructed."

Commissioner Briggs said that if the garage is turned into a bedroom, no additional parking spaces for it should be allowed. Commissioner Gartman stated that when considering the green space requirement, most houses in El Lago can accommodate only about six car spaces.

Commissioner Roof pointed out that the driveway width versus garage width versus availability of space is not addressed. He also asked that alterations that result in a "blind" driveway space in front of the setback should not be allowed.

Commissioner Briggs motioned direct the City Attorney to provide clarification by stating that "it is the desire of the Planning & Zoning Commission to limit existing driveways so that they will not be expanded from their current size from the curb to the setback line." Commissioner Strahan seconded the motion and it was approved by a unanimous decision.

Commissioner Roof motioned to “direct the City Attorney to add a condition that under no circumstance can a blind driveway be created in front of the setback line.” The motion was seconded by Commissioner Briggs and approved by all.

**5. CONSIDER ZONING ORDINANCE ADDITIONS, DELETIONS AND CHANGES TO THE FOLLOWING CHAPTERS AND SECTIONS:**

- a. CHAPTER V – General Comprehensive Review for Additions/Deletions**
  - 1) § 5.04 Limited One-Family Residential District Regulations (11) THROUGH (19)**

Commissioner Briggs stated that he would like to limit the number of boats with

regards to item (17). After some discussion about the effect of the working proposed

change on driveways, it was suggested that this item (17) be reviewed after

information is received back from the City Attorney.

2) **§ 5.05 – Zone B—Commercial And Business District (6) – To consider the number of parking spaces required for commercial buildings other than mixed residential structures**

The commercial parking space requirements from Nassau Bay, TLV and Webster

were reviewed and required spaces for general retail were discovered to be as

follows:

Nassau Bay 1 space for every 300 square feet

TLV 1 space for every 300 square feet

Webster 1 space for every 250 square feet

Commissioner Roof said he would prefer to have something in El Lago that addresses different types of businesses such as retail versus restaurants.

Commissioner Briggs said that basically since every business in El Lago is non-conforming since the passage of the current parking space requirement, a new ordinance could be crafted based on the provided existing parking.

The Commission agreed that they would like more time at a future meeting to revisit this item.

**6. OTHER ITEMS MEMBERS OF THE COMMISSION WOULD LIKE TO BE**

**CONSIDERED ON A FUTURE AGENDA** – The next meeting was scheduled for 6/22/2016.

- 7. ADJOURNMENT**– There being no further business, Commission Gartman motioned and Commissioner Briggs seconded adjourning the meeting. Commissioner Gartman adjourned the meeting at 8:41 p.m

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Russ Gartman, Chairman

ATTEST:

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Ann Vernon, City Secretary