

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

**MINUTES
CITY OF EL LAGO
PLANNING & ZONING COMMISSION
September 14, 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 6:40 p.m. on September 14, 2016.

The following were present:

Chairman Russ Gartman
Commission Members Jeff Corbin, Randy Roof and Al Strahan
City Council Member Mark Briggs

The following were absent:

None

- 2. CITIZENS COMMENTS** – There were no citizens present to address the Commissions.
- 3. APPROVE MINUTES FROM THE JULY 18, 2016 PLANNING & ZONING MEETING**
This item was not addressed.

- 4. OLD BUSINESS**

- 4.1. CHAPTER V - Sec. 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

Discussion on having two (2) categories for parking; low density and high density.

Motion brought by Commissioner Corbin and seconded by Commissioner Strahan for using the general strategy of a low density category and high density category. The motion passed unanimously.

Discussion on site (square foot) per parking space. Motion brought by Commissioner Corbin and seconded by Commissioner Strahan that low density should be a parking space for every 300 square foot of building space. The motion passed unanimously.

It was generally agreed that the high density parking figure would be discussed at the next meeting.

- 5. NEW BUSINESS**

- 5.1 TRANSPORTATION STUDY TO DEVELOP A LONG TERM TRANSPORTATION PLAN FOR THE CITY AND TO SUPPLY A CORRESPONDING BUDGET MECHANISM**

City Council Member Mark Briggs - Transportation Study. Made presentation about using the same group, Cobb/Fendley that the City of Seabrook used to do their Thoroughfare Plan. Concerns about what changes are coming with the SH 146 Project were discussed. Concerns of traffic flow changes, especially shortcuts through the city to avoid construction were mentioned. Additional

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concerns of current traffic flow issues in city including around the schools, Confederate Way, and businesses were also discussed. A motion brought by Commissioner Strahan and seconded by Commissioner Corbin to approach Cobb/Fendley about coming to a Planning & Zoning meeting and making a presentation regarding what to study and to also propose future needs and changes to be made; i.e. do a Transportation and Mobility Study.

6. **OTHER ITEMS MEMBERS OF THE COMMISSION WOULD LIKE TO BE CONSIDERED ON A FUTURE AGENDA** – Planning & Zoning Committee would like to have above presentation within a few weeks.
7. **ADJOURNMENT**– There being no further business, Commissioner Roof motioned and Commissioner Corbin seconded adjourning the meeting. Commissioner Gartman adjourned the meeting at 7:34 p.m

Russ Gartman, Chairman

ATTEST:

Ann Vernon, City Secretary