



## CITY OF EL LAGO

MINUTES OF THE SEPTEMBER 6, 2023  
REGULAR CITY COUNCIL MEETING  
411 TALLOWOOD DRIVE, EL LAGO,  
TEXAS 77586

1. **Call to Order** -- Mayor Findley called the meeting to order at 6:33 PM.
2. **Invocation and/or Pledge of Allegiance** – Mayor Findley led the pledges.
3. **Declaration of a Quorum**

### – City Council

Present: Mayor Shawn Findley  
Mayor Pro Tem Ann Vernon  
Councilperson Darin Clark  
Councilperson John Skelton  
Councilperson Jeff Michalak

Councilperson Charles Parette – absent

### – Planning and Zoning

Present: Al Strahan  
Jon Vernon  
Jeff Corbin

Joe Neigut – absent

### 4. Citizen Comments

**Arthur Lemos of 622 Crestwood Drive** stated that he and his wife no longer felt safe with the lack of police presence. He used to see police cars drive by his house and no longer sees this on his street. He also expressed the desire for speed bumps on Crestwood with the school traffic speeding down the road.

**Jeff Tave of 302 Pineview Circle** stated that he was disappointed in the Minutes of August 16, 2023 regarding his citizen comment on the budget and tax rates. He also asked council what our elected officials are doing with regards to WCID50.

**Nick Wallace of 711 Crestwood** stated that he serves at Ellington and that the Bay Area Houston Economic Partnership (BAHEP) had written a letter in support of a running track. This letter had been signed by many mayors in the area, but El Lago was missing. He also wanted to thank Council member Charles Parette for his attendance at a meeting in support of the endeavor. Mr. Wallace conveyed that he was also upset over the WCID50 water issue.

**Donene Higgins of 803 Whitecap** stated that she has spoken with Mr. Baker of WCID50 as well as a state representative, a state senator, and the public utility commission concerning the current water restrictions. She stated that Mr. Baker said he made the decision himself to go to well water. She discussed the communications from WCID50 as well as the conflicting information being disseminated.

Mayor Findley expressed to the group that he is advocating for the citizens, but the city has no bearing on what Harris County Water Control and Improvement District No. 50 does. He has spoken to the mayors of Pasadena and Seabrook as well as state representative Dennis Paul. Mayor Findley stated that he agrees with what is being said about the water districts communications and is searching for the facts. Mayor Findley reported that he did find there is no water stoppage by the cities of Pasadena or Seabrook, but there are water leaks and other PSI water pressure

issues. He stated that Dennis Paul's office is investigating and will follow up. Mayor Findley stated that he lives in the city and has the same concerns and is doing what he can to find the factual information.

Mayor Pro Tem Vernon wanted to reiterate to the group that Harris County WCID50 is a wholly different entity than the City of El Lago. They have their own board and hold their own elections.

Council member Darin Clark stated that he is meeting with WCID50 personnel weekly and is getting the same communications as everyone here. He noted that we are all in the same boat and urged citizens to attend the next WCID50 meeting on 09/15 at noon.

## **5. Joint Public Hearing – City Council & Planning & Zoning Commission**

Mayor Findley suspended the Regular Council meeting at 6:54pm and called the Planning and Zoning joint public hearing to order to hear public comments on Ordinance 499 amending the "Planned Unit Development" zoning classification within the City of El Lago.

**Jeff Tave of 302 Pineview Circle** stated that he is disappointed that structures on stilts are allowed and that there are no cosmetic constraints.

Having no further public comment, Mayor Findley closed the joint public hearing and reopened the Regular Council meeting at 6:58pm.

## **6. Planning & Zoning Commission New Business**

- 6.1. Commission to consider and take appropriate action regarding making a recommendation to Council on Ordinance 499 amending the "Planned Unit Development" zoning classification within the City of El Lago.*

Al Strahan of Planning and Zoning inquired about the ordinance. Mayor Findley clarified the new language in the ordinance. Mr. Strahan asked for city staff to verify the fire code language in the ordinance. Bob Kosar, Floodplain administrator, explained that the language was written by our building official. After discussion, Commissioner Jeff Corbin moved to recommend P&Z approve the ordinance as written and forward to City Council. The approval was unanimous.

## **7. City Council Old Business**

- 7.1. Consider/Approve Ordinance 498 amending Appendix B Subdivisions for General Plat Requirements*

Mayor Findley explained that Ordinance 498 is the same as presented on August 16, 2023 with no changes. He introduced City Attorney Justin Pruitt for further explanation. Mr. Pruitt described the PUD ordinance. He stated this ordinance is for plat changes. Currently, the city has a 2-step process for plat changes, the first is P&Z and the second step is approval by the City Council. Ordinance 498 adds a section in Appendix B "Subdivisions" to allow for administrative plat approvals. These would be considered minor changes such as moving a line and or correcting minor spelling errors. Mr. Pruitt stated that other cities allow these changes as well to avoid the two-step process for minor updates. He defined the plat types listed in the ordinance for council.

Council member Jeff Michalak asked about the Minor Plat type, specifically if a current lot on Lakeshore Drive divide into 4 lots. Mr. Pruitt explained that in the proposed Ordinance it describes a Minor Plat as "Creation of four (4) or fewer lots fronting on an existing street and not requiring the creation of any new street or the extension of municipal facilities." He stated that Council member Michalak's scenario would not be minor plat because the original lot or the four subdivided lots would front onto Lakeshore Drive. Mr. Pruitt further explained that a minor plat probably wouldn't come into play in El Lago because it usually is only for rural land transactions where a property owner sells a portion of land out of a major tract – like a 2-acre section of a 40-acre tract and the smaller tract will be used for some type of ag or other purpose.

Council member Michalak made a motion to approve Ordinance 498 with a second by Council member Skelton. The motion was approved by Council members Clark, Michalak and Skelton with Mayor Pro Tem Vernon against. Mayor Findley declared the motion passed.

**8. City Council New Business**

- 8.1. *Council to receive report from, and take appropriate action regarding, a recommendation of the Planning & Zoning Commission on Ordinance 499 amending the "Planned Unit Development" zoning classification within the City of El Lago.*

Mayor Findley acknowledged receipt of the P&Z reported recommendation to approve Ordinance 499 amending the PUD. City Attorney Justin Pruitt addressed the citizen comment about cosmetic constraints previously mentioned. Mr. Pruitt stated that the materials used, and cosmetic type regulations are listed in the deed restrictions and enforced by a Homeowners Association.

Mayor Pro Tem Vernon questioned the placement of 1. (u) Structures that are built on stilts (also called pile dwellings or lake dwellings) under the uses section. Mr. Pruitt explained that it could be moved to another section. Bob Kosar also stated that section 1. (u) is not needed as it is covered in the floodplain agreement.

Mayor Pro Tem Vernon made a motion to approve Ordinance 499 with striking section 1. (u) Structures that are built on stilts (also called pile dwellings or lake dwellings). Council member Clark seconded the motion. The motion passed unanimously.

**9. Consent Agenda**

- 9.1. *Check Detail from August 12, 2023 through September 5, 2023.*  
9.2. *Minutes from the Council Meeting of August 16, 2023.*  
9.3. *Harris Center Renewal for FY2024*

Hearing no objections, Mayor Findley declared the consent agenda approved.

**10. Future Agenda Item Requests**

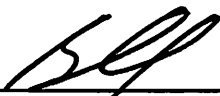
**Scheduled**

<i>Public Hearing for proposed budget</i>	<i>09/12/2023</i>
<i>FY2024 Budget Adoption</i>	<i>09/12/1023</i>
<i>Public Hearing for tax rate</i>	<i>09/13/2023</i>
<i>2023 Tax Adoption</i>	<i>09/13/2023</i>

Mayor Findley asked if anyone had any future agenda requests. Council member John Skelton inquired about the LPD report. Mayor Pro Tem Vernon would like to see the pool resurfacing information.

**11. Adjournment** There being no further business, Mayor Findley adjourned the meeting at 7:29 P.M.

ATTEST:

  
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Shawn Findley  
Mayor

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Missie Adkins  
Acting City Secretary