

**REPORT OF THE CITY OF EL LAGO PLANNING & ZONING COMMISSION  
TO THE EL LAGO CITY COUNCIL: PROPOSED ZONING ORDINANCE  
AMENDMENTS**

1. Amend Section 5.04(5) as follows

(5) No building, fence, wall or other structure shall be placed or built on any lot nearer to the front lot line or nearer to the side street line than the building setback line as herein provided except (a) a picket fence as defined herein located on the side setback of a corner lot, or (b) a security fence as defined herein located on the side setback of a corner lot or located on a lot exceeding one-half (1/2) acre in total size. If the front wall of a single-family residence on a lot is set back behind the front building setback line on each lot, the fences on such lots, shall not be extended, placed or built past the front wall of such residence on the side of the residence to which the fence is adjacent. No fence shall exceed six (6) feet eight (8) inches in height except the columns of a security fence, which may be a maximum of eight (8) feet in height. Fences facing streets shall be erected so that the finish side of the fence faces the street. No fence or similar structure erected shall contain any substance such as broken glass, barbed wire, spikes, nails, or similar materials designed to inflict pain or injure any person or animal. Fences carrying electrical current shall not be allowed. No radio or television aerial wires or antenna shall be maintained on any portion of any lot of the front wall of the main residence on said lot.

2. Amend Section 5.04(9) as follows

(9) All houses, buildings and other structures on lots in this zone must be kept and maintained in good repair, must function as originally intended and must be painted when necessary to preserve the attractiveness thereof.

3. Amend Section 5.04(17) as follows

Sec. 5.04 (17) No towed vehicles, including trailers, mobile homes, boat trailers, boats, boat rigging or carts, and some motor driven vehicles including motor homes, recreational vehicles or campers shall be parked, stored or standing in streets, driveways or on lawns—either directly on the lawn or on blocks or any temporary surface such as gravel, bricks and pavers located on the lawn—in front of the building setback line, or if on a corner lot the side setback line, and no such vehicle shall be parked within five (5) feet of a side lot line unless the vehicle is parked on a constructed driveway. In the event that a structure is constructed deeper into a particular lot than any building setback line, no such vehicle shall be parked, stored or [left] standing outside of the actual front line (or in the case of a corner lot, the side construction line) of the structure on the particular lot. No more than one vehicle described in this subsection may be parked, stored or left standing on the street, in the driveway or on the lawn of any individual residence. Notwithstanding the above, no vehicle described in this subsection may be parked, stored or left standing on the street, in the driveway or on the lawn of any individual residence if said vehicle is greater than thirty (30) feet in length.

4. Amend Section 5.05(4) by adding the following type of business to the list of businesses which require a special use permit as described therein to operate in the City:

(h) Rental Businesses.

5. Amend Section 18.01 by adding the following definition:

Constructed Drive is a road or driveway with a visually continuous surface built for driving or parking a vehicle.

6. Repeal the contents of Chapter VII. Public and Private Marinas, and replace with the following:

## CHAPTER VII. PUBLIC AND PRIVATE MARINAS

### 7.01 Definitions.

- (1) Marina: An in-water boat storage facility consisting of two (2) or more boat slips.
- (2) Private Marina: Individually owned boat slips on or attached to private residential property with two (2) or more different owners.
- (3) Public Marina: Marina and boat slips owned as a unit and rented or leased to the general public for profit.

### 7.02 Rules for public marinas.

- (1) Live aboards: Live aboards will be permitted only if the boat on which they reside has a sewage holding tank and sewage disposal conforms to all Coast Guard and Texas Commission on Environmental Quality requirements. Documentation in the form of pump out receipts must be supplied upon request to the appropriate authorities.
- (2) Automobile parking: A minimum of one (1) automobile parking space must be provided for each boat slip in the marina.
- (3) Water and electricity: Water and electricity must be provided each boat slip. All docks must be lighted so that the entire dock area is fully visible at night.
- (4) Refuse containers: Refuse containers must be provided and all refuse must be contained so that there is no standing or piling of trash, debris or litter.
- (5) Safety equipment: Each pier must have at least one (1) fire extinguisher (thirty (30) pounds or more) mounted at a distance of no more than seventy five (75) feet of each slip. Said fire extinguisher(s) must be inspected at least biannually.

(6) Security: Marinas must post emergency contact information including telephone numbers and other necessary information for the fire department, police department and marina manager. No public marina shall have access to or from private residential property.

(7) Boat regulations: Speed may not exceed five (5) miles per hour or no wake speed, whichever is less. No trash, oil, sewage or other debris shall be allowed to enter the marina waters. All boat users shall obey all state, federal and county regulations currently in effect at all times. No boat user shall operate his or her craft in an unsafe manner within the marina.

#### 7.03 Rules for private marinas.

All private marinas must adhere to the above public marina rules numbered (1), (3), (6), and (7).