

Zoning Change MAP-24-0001 Sonoma / West Nasa Tract

Request	Rezone approximately 54.7610 acres from “CM” (Commercial Mixed Use) to “RSF-7” (Residential Single Family 7) generally located south of Farm to Market Road 528, along the east side of West Old Nasa Road and along the west side of West Nasa Boulevard.
Applicant	Chris Haynes of J Morales, Inc.
Owner	Sonoma Company, Ltd.
City Council	Public Hearing & First Reading – <i>April 9, 2024</i> ; <i>Second Reading – April 23, 2024</i>
Location	Generally located south of Farm to Market Road 528, along the east side of West Old Nasa Road and along the west side of West Nasa Boulevard.
Citizen Response	9 – Notices Mailed to Property Owners within 200 feet 0 – Communications of Support Received 0 – Communications of Opposition Received
Attachments	1. Zoning Map 2. Aerial Map 3. 2035 Comprehensive Plan Future Land Use Plan 4. Survey 5. Applicant Exhibits 6. Residential Single Family List of Permitted Uses 7. Applicant Letter 8. Minutes from Neighborhood Meeting

The Commission should consider the following findings in its deliberation, which shall be utilized to substantiate its decision. To determine the extent to which the proposed zonings would be compatible with surrounding properties, the surrounding land uses and the performance impacts should be considered.

Background	<p><u>August 10, 1999</u> – The property was initially zoned as “SDR” (Suburban Development District).</p> <p><u>August 30, 2005</u> – The property was zoned “CM” (Mixed Use Commercial) as part of the City’s Zoning Map and Ordinance revisions of 2005.</p> <p><u>December 12, 2023</u> The applicant had a Pre-Development meeting with city staff to discuss a proposed single family development located on Old Nasa Road.</p> <p><u>January 22, 2024</u> – The applicant held a neighborhood meeting in League City.</p> <p><u>February 14, 2024</u> – The applicant submitted a rezoning request to the Planning Department.</p> <p><u>February 29, 2024</u> – Public hearing notices were mailed to the surrounding property owners.</p> <p><u>February 29, 2024</u> – A public hearing sign was posted on the property and notice was published in the newspaper.</p> <p><u>March 18, 2024</u> - Planning & Zoning Commission is scheduled to conduct a public hearing and make a recommendation to City Council.</p> <p><u>April 9, 2024</u> – City Council is scheduled to conduct a public hearing and consider the request on first reading.</p> <p><u>April 23, 2024</u> – If approved on first reading, City Council will consider the second reading of the request.</p>
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Proposal

The request is made to rezone 54.76 acres from “CM” (Commercial Mixed Use) to RSF-7 (Residential Single Family 7) to develop 213 single family housing units.

Neighborhood Meeting

A neighborhood meeting was held by the Applicant on January 22, 2024. The sign-in sheet indicates one person attended the meeting.

Site and Surrounding Area

The property is undeveloped land located between the Clear Creek ISD Challenger football stadium and the Gardens at Challenger Park apartment complex.

Direction	Surrounding Zoning	Surrounding Land Use
North	“RMF-1.2” Multifamily, “CG” General Commercial, “CM” Mixed Use Commercial	Multi-family Housing, church, and fitness center
South	“PS” Public and Semi-Public	Clear Creek ISD Challenger football stadium
East	“PS” Public and Semi-Public	Clear Creek ISD Challenger football stadium
West	“CM” Commercial Mixed Use	Undeveloped

Nonconformances

Based on the request, approval of the proposed rezoning will not create any nonconformances with respect to the subject property or immediately surrounding properties and uses.

Conformity with Comprehensive Plan

The proposed zoning does not conform to the Future Land Use Map in the 2035 Comprehensive Plan, which identifies the area as “Enhanced Auto Dominant Commercial”. Enhanced Auto Dominant Commercial is focused on convenience and access almost exclusively by automobile. Buildings are typically set back to provide ample view of parking areas that dominate the site with minimal walkability. Architecture is typically single story along major roadways, or at major intersections with “strip retail” or stand-alone structures. Uses are typically limited to retail and office activities.

Zoning Analysis

The intent of the “RSF-7” zoning district is to provide medium density residential development with a minimum lot size of 7,000 square feet and a minimum lot width of 50 feet.

When reviewing zoning cases, one thing that is examined is compatibility of surrounding land uses and zoning. In this case, single-family homes would be surrounded by high density apartments, existing commercial development, and the CCISD Challenger Stadium. The existing stadium can produce nuisances of noise, traffic, and lighting to any future single-family homes developed adjacent to this site.

From an economic development perspective, it is in League City’s long-term interest to create a diversified tax-base to allow more opportunities to attract high-quality commercial development that will create jobs and generate commercial tax revenue to support the community’s quality of life. League City’s current tax-base value is comprised of 20% commercial and 80% residential development. It is estimated that the community’s tax-base value should be closer to 40% commercial and 60% residential. Additional reduction of commercial land is contrary to the goal of increasing and maintaining commercial property.

Commercial Land Inventory (Harris County)

Staff performed an inventory of commercial land located within Harris County. The analysis showed that there are currently 120 acres of commercial land in Harris County, of which 109.6

acres are currently undeveloped. Should the proposed rezoning be approved, 54.76 acres of land would be rezoned to “RSF-7”, resulting in the total commercial land being reduced to 54.84 acres. This rezoning would represent an approximate 50% reduction in available commercial land within Harris County.

Access and Traffic Impacts

Direct access to the properties is provided via Nasa Boulevard and Old Nasa Road. Improvements will be necessary on Old Nasa Road if it is to be utilized by this development. The Developer has verbally committed to improving a portion of this roadway.

Nasa Boulevard

	Existing Conditions	Proposed Conditions
<i>Roadway Type</i>	Minor Arterial	Minor Arterial
<i>ROW Width</i>	100 Feet	100 Feet
<i>Pavement Width and Type</i>	4-lane, divided, 12-foot-wide travel lanes with concrete curb and gutter with 16-foot-wide median	4-lane, divided, 12-foot-wide travel lanes with concrete curb and gutter with 16-foot-wide median

Old Nasa Road

	Existing Conditions	Proposed Conditions
<i>Roadway Type</i>	Collector	Collector
<i>ROW Width</i>	50-70 Feet	70 Feet
<i>Pavement Width and Type</i>	2-lane, undivided, 12-foot-wide travel lanes with open drainage	3-lane, undivided, 12-foot-wide travel lanes with concrete curb and gutter

Utilities

Water and sewer capacity are sufficient to serve the proposed development.

Water is accessible through a 12-inch water line along Nasa Boulevard to service Challenger Stadium. A 12-inch water line is also located on the west side of Old Nasa Road.

A 10-inch sanitary sewer line is located along the west side of Old Nasa Road.

Floodplain

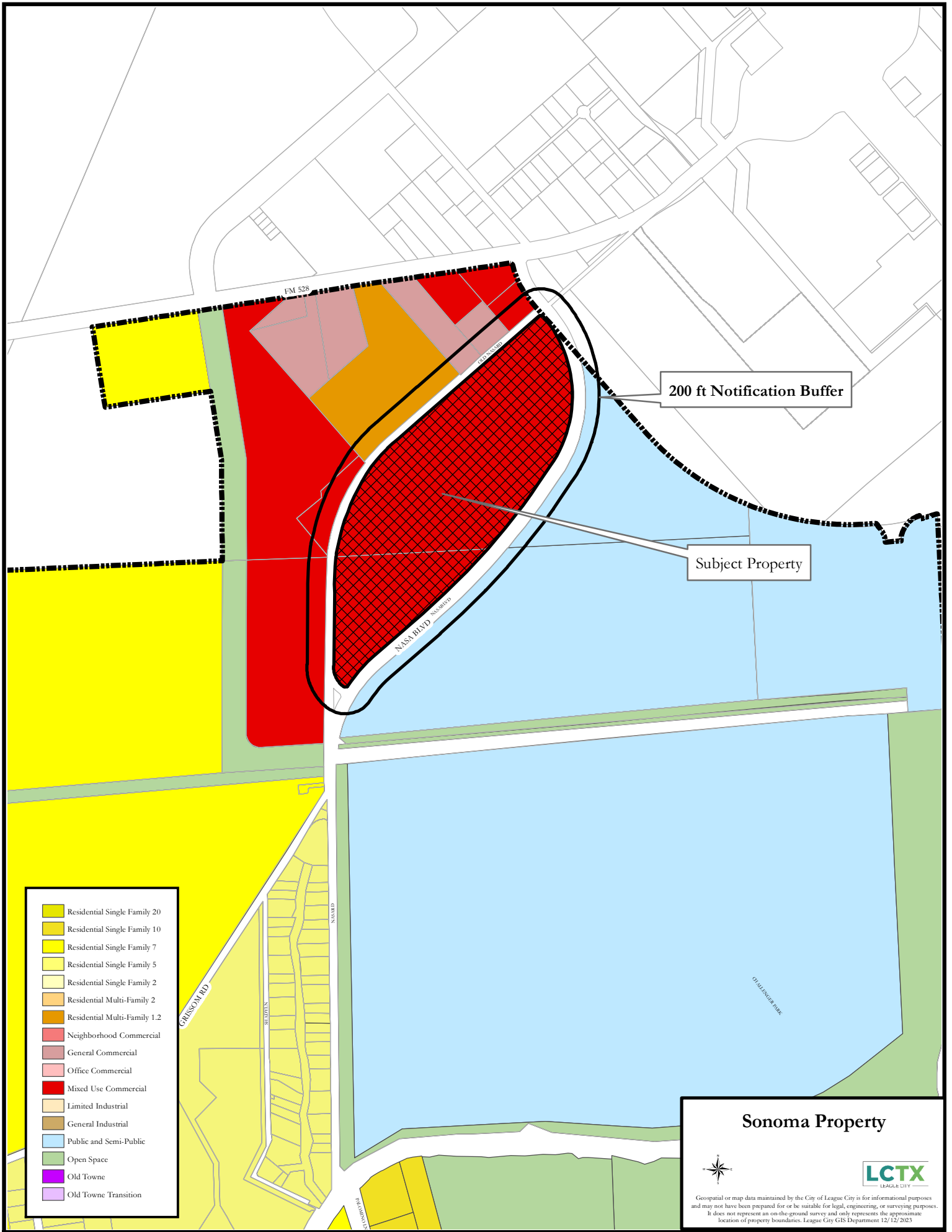
The northern quadrant of the property has a portion of land located within the X shaded zone (500-year floodplain). The remaining land is not located within a flood zone.

Criteria in Support of Recommendation

- Based upon the information provided, staff has determined that the proposed zoning:
- Is not consistent with the League City Comprehensive Plan’s Future Land Use Plan’s designation of the property as Enhanced Auto Dominant Commercial.
 - Is not consistent with surrounding uses or development patterns.
 - Could negatively affect the quality of life of the potential residents due to adjacency to Challenger Stadium.
 - It does not contribute to the economic development goal of increasing/maintaining the amount of commercial acreage in League City.

Recommendation Based on the criteria listed above, staff is not supportive of a rezoning to “RSF-7”.

For additional information, you may contact Vince Hustead, at 281-554-1079 or at vince.hustead@leaguecitytx.gov



FM 528

200 ft Notification Buffer

Subject Property

NASA BLVD

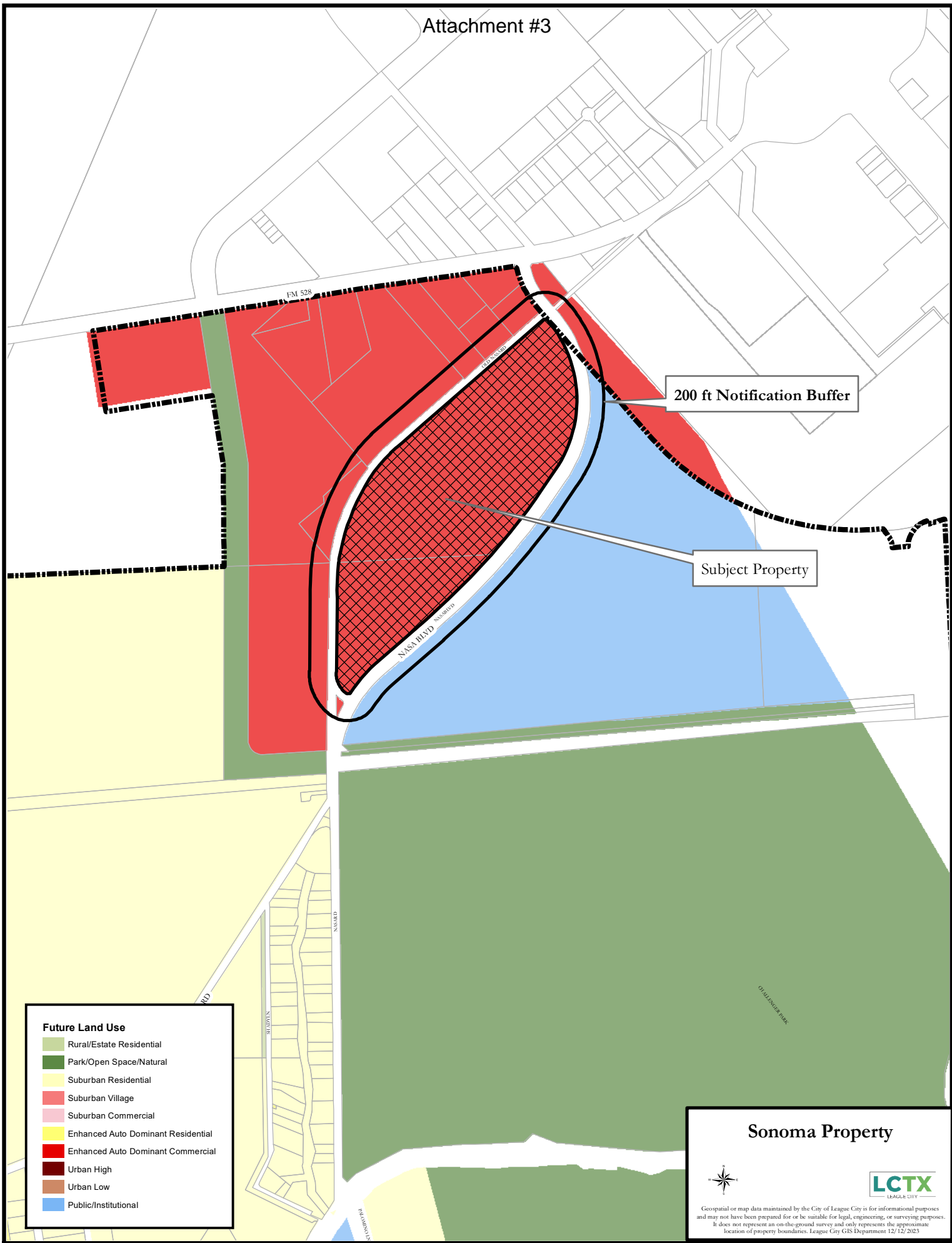
GRAND RD

Sonoma Property



LCTX
LEAGUE CITY

Geospatial or map data maintained by the City of League City is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries. League City GIS Department 12/12/2023



Sonoma Property




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3425 Federal Street
Houston, Texas 77504
(O) 713.947.6606
jmoralesinc.com

T.B.A.E. FIRM NO. BR2942
T.B.P.E. FIRM NO. F-004636
T.B.P.L.S. FIRM NO. 100394000
HUB-MBE CERTIFIED



SURVEY OF
54.7610 ACRES BEING OUT OF THE
ROBERT WILSON SURVEY, ABSTRACT NO. 88 AND
THE JOHN DICKENSON SURVEY, ABSTRACT NO.15,
HARRIS COUNTY, TEXAS.

ISSUED FOR		
DATE		DESCRIPTION
REVISIONS		
△	DATE	DESCRIPTION
DRAWN BY:		CHECKED BY:
DATE: 06-28-2021		
SCALE: 1" = 20'		
PROJECT # 59-15 2021		
SHEET 1		

I, MOHAMMED OMAR, A REGISTERED PROFESSIONAL LAND SURVEYOR,
DO HEREBY CERTIFY THAT THIS SURVEY CORRECTLY REPRESENTS A SURVEY
MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY REPRESENTS
THE FACTS FOUND AT THE TIME OF THIS SURVEY.



MOHAMMED OMAR
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5915

A tract of land containing 54.7610 acres out, being out of the Robert Wilson Survey, Abstract No. 88 and the John Dickenson Survey, Abstract No. 15, being the same tract as described in Harris County Clerk's File No. P627227 (Tract 1), being more particularly described by metes and bounds as follows;

BEGINNING, at a set five eighths inch iron rod with cap stamped "JMT", marking cutback corner of Nasa Road West (60 foot wide) and West Nasa Boulevard (100 foot wide) as described in Harris County Clerk's File No. M406695;

1. **THENCE**, South 85 degrees 49 minutes 25 seconds East, following the said cutback corner, a distance of 21.20 feet to a found one inch iron pipe with cap stamped "Cotton Surveying", being the beginning of a non-tangent curve to the right;
2. **THENCE**, for an arc length of 1,234.03 feet, along the westerly line of said West Nasa Boulevard and following a curve to the right, having a radius of 950.00 feet, a chord bearing of South 02 degrees 51 minutes 59 seconds East, a chord distance of 1,149.08 feet to a set five eighths inch iron rod with cap stamped "JMI", from which a found one inch iron pipe with cap stamped "Cotton Surveying", bears South 52 degrees, 0.6 feet,
3. **THENCE**, South 34 degrees 20 minutes 48 seconds West, continuing along the westerly line of said West Nasa Boulevard, a distance of 159.68 feet to a found one inch iron pipe with cap stamped "Cotton Surveying", being the beginning of a curve to the right;
4. **THENCE**, for an arc length of 1,298.19 feet, continuing along the westerly line of said West Nasa Boulevard and following a curve to the right, having a radius of 4,950.00 feet, a chord bearing of South 41 degrees 51 minute 35 seconds West, and a chord distance of 1,294.47 feet to a found one inch iron pipe with cap stamped "Cotton Surveying",
5. **THENCE**, South 49 degrees 22 minutes 23 seconds West, continuing along the westerly line of aid West Nasa Boulevard, a distance of 497.71 feet to a set five eighths inch iron rod with cap stamped "JMI, from which a found one inch iron pipe with cap stamped "Cotton Surveying" bears North 40 degrees East, 0.7 feet, being the beginning of a curve to the left;
6. **THENCE**, for an arc length of 288.00 feet, continuing along the westerly line of said West Nasa Boulevard and following a curve to the left, having a radius of 1,050.00 feet, a chord bearing of South 41 degrees 29 minutes 54 seconds West, and a chord distance of 287.09 feet to a set five eighths inch iron rod with cap stamped "JMI", marking the cutback corner of said West Nasa Boulevard and said Nasa Road West;
7. **THENCE**, South 78 degrees 38 minutes 21 seconds West, along the said cutback corner, a distance of 21.06 feet to a set five eighths inch iron rod with cap stamped "JMI", marking the beginning of a non-tangent curve to the right and being in the easterly line of said Nasa Road West;
8. **THENCE**, for an arc length of 185.82 feet, along the easterly line of said Nasa Road West, and following a curve to the right, having a radius of 200.00 feet, a chord bearing of North 27 degrees 10 minutes 16 seconds West, and a chord distance of 179.21 feet to a found one inch iron pipe with cap stamped "Cotton Surveying",
9. **THENCE**, North 00 degrees 33 minutes 15 seconds West, continuing along the easterly line of said Nasa Road West, a distance of 529.27 feet to a set 5/8" iron rod with cap stamped "JMI", marking the beginning of a curve to the right;
10. **THENCE**, for an arc length of 318.73 feet, continuing along the easterly line of said Nasa Road West, and following a curve to the right, having a radius of 1,564.50 feet, a chord bearing of North 05 degrees 16 minutes 56 seconds East and a chord distance of 318.18 feet to a found one inch iron pipe with cap stamped "Cotton Surveying",
11. **THENCE**, North 11 degrees 07 minutes 07 seconds East, continuing along the easterly line of said Nasa Road West, a distance of 106.75 feet to a set five eighths inch iron rod with cap stamped "JMI", being the beginning of a curve to the right;
12. **THENCE**, for an arc length of 872.36 feet, continuing along the easterly line of said Nasa Road West, and following a curve to the right, having a radius of 1,323.49 feet, a chord bearing of North 30 degrees 00 minutes 04 seconds East, and a chord distance of 856.65 feet to a set five eighths inch iron rod with cap stamped "JMI",
13. **THENCE**, North 48 degrees 53 minutes 03 seconds East, continuing along the easterly line of said Nasa Road West, a distance of 1,423.43 feet to the **POINT OF BEGINNING**

NOTES:

1. The location of the subject tract on the FEMA Flood Insurance Rate Map, Community Panel No. 483488-0019-G, dated August 15, 2019, partially within (unshaded) zone "X", an area outside the 0.2% annual chance floodplain, and partially within (Shaded) zone "X" areas of 0.2% annual chance flood, and of 1% annual chance flood, with average depths of less than 1 foot or less than 1 foot and less than 2 feet, and areas with drainage areas less than 1 square mile, and areas protected by levees from an annual chance flood. This statement is based on scaling the location of said survey on the above reference map. This information is to determine flood insurance rates only and is not intended to identify specific flooding conditions.

2. Bearings shown hereon are based on the Texas state plane coordinate system, south central zone 4204, NAD 83.

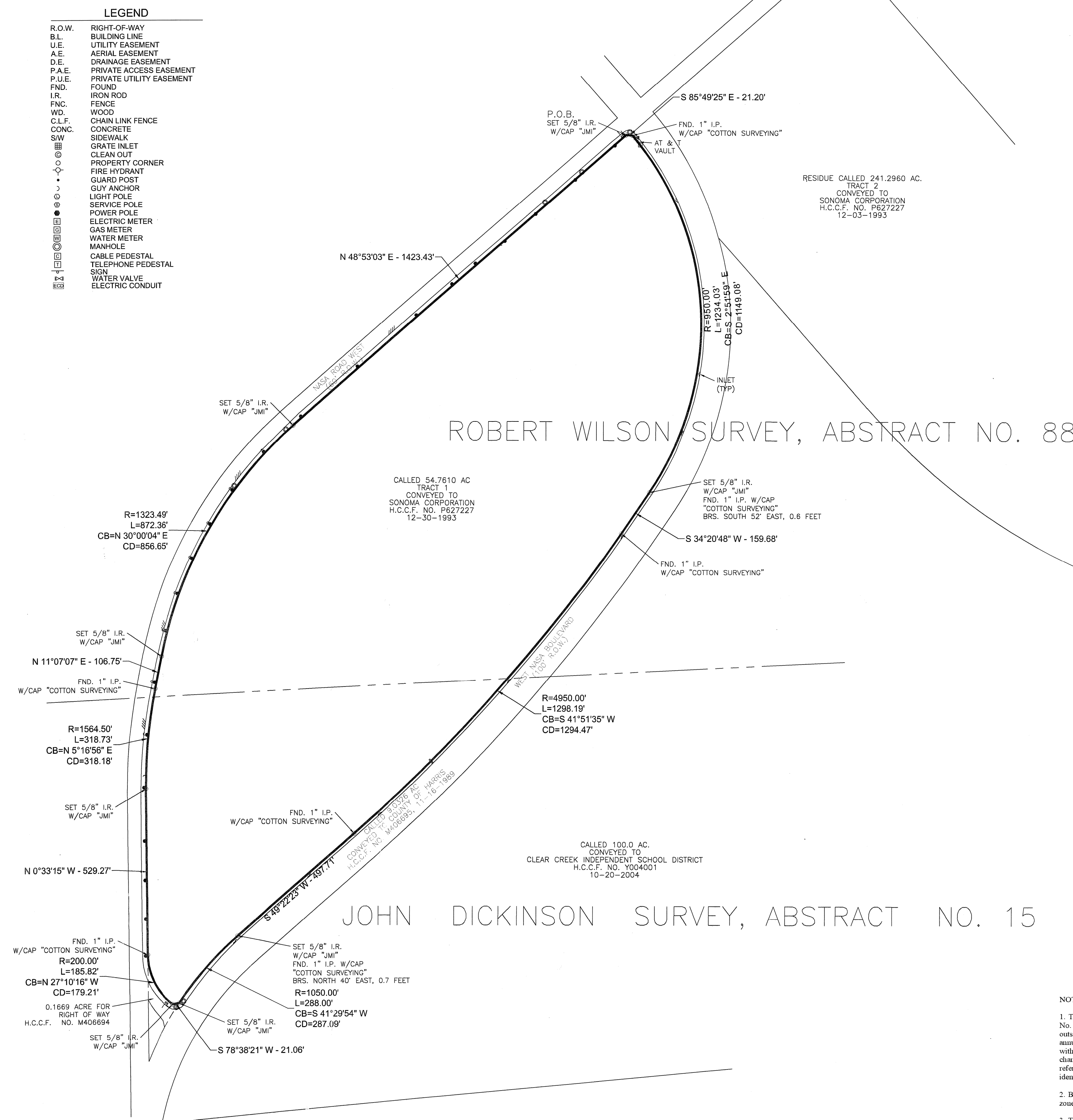
3. This survey was performed without the benefit of a title report and therefore easements and other instruments may exist that are not shown hereon. No further research of the Harris County Deed Records was performed by J. Morales, Inc. regarding these easements.

4. Builder/Contractor must verify all building lines, easements, building line restrictions (Deed Restrictions, etc.) and Zoning Ordinances, if any, that may affect subject property, before starting construction.

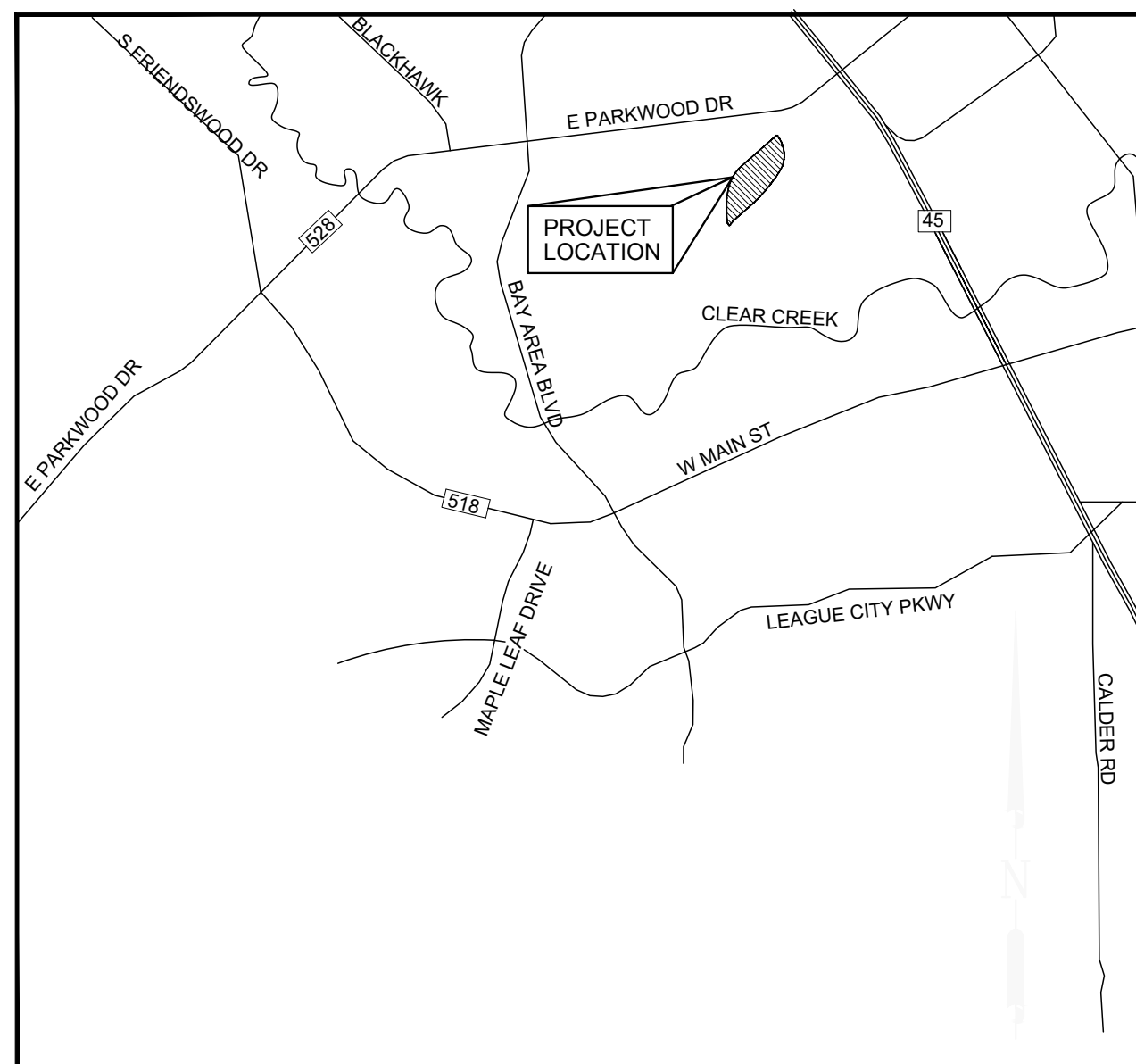
USER: RUBER ALVAREZ
DATE: 06/29/2021
TIME: 8:35 AM
PROJECT:2015-159-15 WESTWOODWESTWOOD MANAGEMENT DISTRICT ENGINEER RECORD OF VALUES2021/SURVEY59-15 WWMD 2021.DWG

TIME: 8:35 AM

USER: RUBER ALVAREZ
DATE: 06/29/2021




FEBRUARY 2024



VICINITY MAP
SCALE: 1"=100'
ZIP CODE NO 77573

SHEET INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS
3	PROPOSED LAYOUT
4	ROW AND UTILITY IMPROVEMENTS



J. M. MORALES
 ARCHITECTS • ENGINEERS • SURVEYORS

T.B.A.E. FIRM NO. BR2942
 T.B.P.E. FIRM NO. F-004636
 HUB-DTE-WBE-SBE-NORSE CERTIFIED

102 Winding Street
 Pasadena, Texas 77506
 (O) 713-947-6606
 jmoralesinc.com

NASA ROAD DEVELOPMENT I
LEAGUE CITY, TEXAS

ISSUED FOR	
DATE	DESCRIPTION
##	####
##	####
##	####
REVISIONS	
DATE	DESCRIPTION
#	#####
#	#####
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#	#####
OWN BY:	CHECKED BY:
###	####


COVER SHEET

SCALE: NTS

PROJECT # #####

SHEET




 **J. MORALES**
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102 Munger Street
Pasadena, Texas 77506
(O) 713.947.6606
jmoralesinc.com

T.B.A.E. FIRM NO. BR2942
T.B.P.E. FIRM NO. F-004636
T.B.L.P.S. FIRM NO. 10039400
HUB-DIE-MBE-SBE-VOSB CERTIFIED

NASA ROAD DEVELOPMENT
LEAGUE CITY, TEXAS

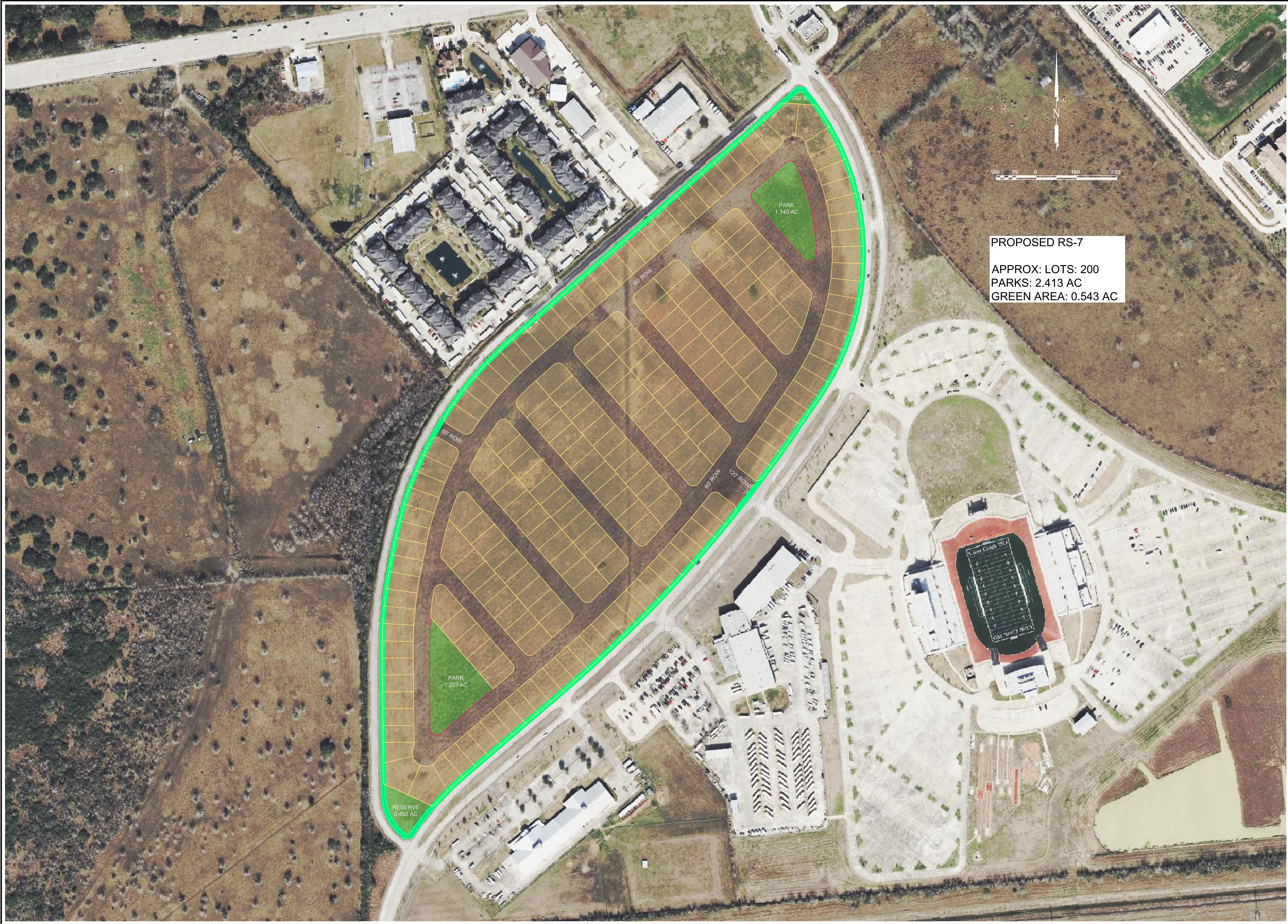
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EXISTING CONDITIONS


SCALE: 1" = 150'

PROJECT # #####

SHEET 1



PROPOSED RS-7
APPROX: LOTS: 200
PARKS: 2.413 AC
GREEN AREA: 0.543 AC


 **J. MORALES**
ARCHITECTS • ENGINEERS • SURVEYORS

102 Munger Street
Pasadena, Texas 77506
(O) 713.947.6606
jmoralesinc.com

T.B.A.E. FIRM NO. BR2942
T.B.P.E. FIRM NO. F-004636
T.B.P.L.S. FIRM NO. 10038400
HUB-DDB-ME-SBE-VOSB CERTIFIED

NASA ROAD DEVELOPMENT
LEAGUE CITY, TEXAS

ISSUED FOR		
DATE	DESCRIPTION	
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REVISIONS		
	DATE	DESCRIPTION
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DRAWN BY:	CHECKED BY:
####	####

PROPOSED LAYOUT

SCALE: 1" = 150'


SHEET 1



PROPOSED
WATER LINE
CONNECTION TO
CITY OF LEAGUE CITY

PROPOSED
SANITARY SEWER
CONNECTION TO
CITY OF LEAGUE CITY

NASA ROAD DEVELOPMENT
LEAGUE CITY, TEXAS

ISSUED FOR		
DATE	DESCRIPTION	
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REVISIONS		
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ROW AND UTILITY IMPROVEMENTS

SCALE: 1" = 150'

PROJECT # #####

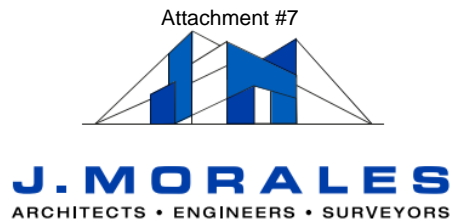
SHEET

Permissible Uses within the Residential Single Family 7 Zoning District

Child Care Family Home, Listed
Dwelling, Single Family
Industrialized Home
Group Residential, Disabled Group Dwelling (Must
Comply with Sec. 3.14.11)
Parks and Recreation
Religious Assembly
Marinas and Docks
Utility, Public
Utility, Minor

**Uses Permitted through the Special Use Permit
Application Process**

Child Care Family Home, Registered
Dwelling, Single Family with Secondary Dwelling
Cemeteries
Cultural Institutions
Public Safety Facilities
Schools, Public or Private
Recreation and Entertainment, Large Scale, Outdoor
Recreation and Entertainment, Small Scale, Indoor
Marinas Private
Excavation and Mining (See LC code of Ordinance Ch.
98)
Oil and Gas Well Drilling (See Sec 3.14.8 and Ch. 42, A
3)
Pipelines (See Sec 3.14.9)
Pump Stations (See Sec. 3.14.10)



February 8, 2024

Planning Department
City of League City
500 W Walker Street
League City, Tx 77573

RE: Rezoning Checklist – Questionnaire

1. Conformance of the proposed zoning and use with the City's Comprehensive Plan and other City policies.

Rezoning to RSF-7 promotes additional single family homes available to struggling households seeking the American Dream and the greatest avenue to build wealth thru homeownership. The comprehensive plan is outdated (June 2013) and does not reflect the realities of a post-Covid world. "A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries" per City's own Future Land Use dated July 25, 2017. The proposed rezoning to RSF-7 shall conform and be constructed to comply with City's ordinances and policies for the new zone.

2. The character of the surrounding area.

The majority of the surrounding area is family friendly with schools, apartments, single family homes, churches, and Challenger Seven Memorial Park within walking distance. Shopping, dining, and entertainment are a short distance away for easy access. Preserving the area for single family use would be consistent with the area.

3. The zoning and use of the nearby properties, and the extent to which the proposed zoning and use would be compatible.

Nearby zoning consists of public/institutional, park, commercial, mixed-use commercial, office commercial, multifamily and single family residential. Allowing the subject tract to become residential would blend in with the existing residential and multifamily while providing convenient access to patronage to nearby commercial and public zones.

4. The suitability of the property for the uses permitted by right in the proposed zoning district.

Currently zoned mixed-use commercial and is not on freeway or major road so it does not benefit from visibility. Plenty of existing commercial nearby that has varying levels of success. Commercial vacancy is high, while single family sells



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immediately once it is on the market. Furthermore, commercial product does not align with Developers experience which is geared towards single family.

5. The extent to which approval of the application would detrimentally affect nearby properties.

No detrimental effects to list. Nearby businesses, as per neighborhood meeting, have stated they would benefit from additional families. Single Family requires less water and sanitary than current zone and thus results in a less detrimental impact to city services.

6. The extent to which the proposed use would adversely affect the capacity or safety of that portion of the street network or present parking problems in the vicinity of the property.

Capacity of or safety of the street network will not be adversely effected by rezoning. There a currently no known parking issues in the vicinity and rezoning to single family will not have any adverse effects. All parking will be self contained within subdivision. Furthermore, a buffer/privacy stone wall will be installed around the subdivision which will improve aesthetics.

7. The extent to which approval of the application would harm the value of nearby properties.

No harm to surrounding properties is recognized. Drainage and detention will be provided complying with City standards. The Developer owns 150+ acres of surrounding property to subject tract and will not be effected. Again, as per neighborhood meeting, property owners supported the rezoning effort.

8. The gain to public health, safety, and welfare due to denial of the application as compared to the hardship imposed upon the owner as a result of denial of the application.

No gain to public, safety or welfare would result in denial of rezoning. The opposite is true. Positive outcome of the rezoning to residential would be further community for citizens to call home, have families, be near quality schools, access to freeway, access to entertainment and dining, and provide for more housing stock to be available.

9. That there are exceptional circumstances or conditions applicable to the property involved or to the intended uses or development of the property that do not apply generally to other property in the same zone or neighborhood.

Non that are known at this time. The Developer should be allowed to bring a new community to League City.



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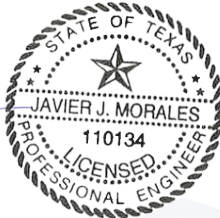
10. Supporting details including letter describing the nature of the request, and existing and proposed uses.

Subject tract is currently undeveloped raw land zoned to “mixed-use commercial” and the Developer is requesting to rezone to “residential single family RSF-7”. The subject tract would provide approximately 200 single family homes with lots sized equal to and greater than 7,000 sf. The subdivision based on the proposed layout, see exhibits, would provide 2 large parks within the subdivision for homeowners and be surrounded by a buffer/privacy stone wall around the entire subdivision. An example of the development would be to reference Westwood Subdivision at intersection of FM518 and Maple Leaf Drive. Developer has a proved tract record of developing single family homes and subdivisions. There is a shortage of single-family homes available to citizens in the heart of the City while still being close to so many existing restaurants, entertainment, shopping, schools, and churches. The Developer is confident the rezoning to residential will be a positive for the community.

The City has further requested to enter a Developer Agreement to improve the 2-lane asphalt road on westside of subject tract to concrete and to reroute existing water and sanitary facilities of existing League City neighboring properties from being serviced by Webster, to be tie-ed into League City services. The Developer is agreeable to this request as this work would benefit the subject tract as well.

Thank you for your consideration,

Javier J. Morales, PE, PMP
President





Public Hearing Meeting Minutes

Date: January 22, 2024

Time: 6 p.m. – 6:30 p.m.

Location: Westwood Community Center 6207 Woodbend Dr League City, Tx 77573

Materials: Three exhibit boards calling out proposed development.

Introductions were made. (See sign in sheet for attendance)

Zoning

- Established current zoning of property as mixed use commercial.
 - o Proposed rezoning to residential type RSF-7; approximately 200 homes with parks, and green area/landscape.

Roadway

- W. Nasa Blvd is a two-lane asphalt road.
 - o Proposed improvement to concrete road as part of a development agreement.

Utilities

- Existing water and sanitary utilities are currently being provided from City of Webster for apartments and gymnastics.
 - o Proposed water and sanitary utilities to be rerouted and be provided by City of League City instead of City of Webster as part of a development agreement.
- Existing storm is an open ditch.
 - o City of League City will confirm if improvements will included for storm pipe or leave as open ditch as part of a development agreement.

Surrounding area

- Surrounding properties unaffected by rezoning of subject property.

Detention

- Routed to CCISD Challenger Columbia Stadium Detention Pond.

Community Inquiries:

1. Where would the construction traffic be routing?
 - a. East side of property on West Nasa Blvd.
2. Will the cost of existing utility cost change?
 - a. No. However may change according to changes in City rates.
3. What will the cost range will the homes be?
 - a. Will range from 350k – 600K, Similar homes and lot sizes as Westwood subdivision where meeting is held.



4. Will the development have a community pool?
 - a. No, development will not be a gated community or have a community pool.
5. When will construction begins?
 - a. Developer is hoping to break ground end of year 2024.

Conclusion

- J. Morales will be pushing submission of the P&Z meeting to February 19, 2024, so community members can attend council meeting and voice support for rezoning.
- J. Morales will be providing the preliminary layout to the planning and zoning commission.