



***EXCERPT MINUTES
FOR ZONING TEXT AMENDMENTS TO
TIME FRAME FOR WRITTEN NOTICE***

**CITY OF LEAGUE CITY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, June 7, 2010 at 6:00 P.M.
COUNCIL CHAMBERS
200 WEST WALKER**

Members present:

Christopher Hullman, Chair
Kirby McKillip
Melvin Bogus
William Koonce
Wade Williams
Jack Owens
Charles Rosen
Scott Landon
Wade Williams

Members absent:

City Representatives:

LaShondra Holmes, Planning Manager
Mark Linenschmidt, Senior Planner
Dausha Moore, Planner
Regina Grice, Recording Secretary

Hold a public hearing and take action to amend Section 125-50.D.2. of Chapter 125, City of League City Code of Ordinances (Zoning) by amending the time frame for the posting of signs for special use permit requests prior to public hearings from 30 days to 10 days similar to zoning changes.

Dausha Moore, Planner restated the staff report for this item.

Mr. Bogus asked staff the reasoning for this request. Mr. Bogus added that the special use permit requests should take longer than zoning cases.

Ms. Holmes in response stated that the request will allow for consistency with administrative functions.

Mr. Bogus stated that the Commission should change length of notification for zoning changes to that of special use permits.

Mr. Hullman stated that he agreed with Mr. Bogus because that would allow property owners sufficient time to research the request.

Ms. Holmes suggested that the Commission change the notification time frame for the newspaper publication, written notification and the posting of signs for zoning and special use permit applications to 30 days for consistency.

Ms. Holmes added that staff would have to re-advertise and bring back to Commission.

Mr. McKillip made a motion requesting staff to modify the zoning ordinance to change the notification of zoning and special use permit applicant to 30-days.

Mr. Bogus seconded the motion.

The motion was adopted by a vote of 8-0-0.

Mr. Hullman opened the public hearing at 6:59 pm.

With no individuals to come forward Mr. Hullman closed the public hearing at 7:00 pm.

Mr. Owens made a motion to deny the amendment of Section 125-50.D.2. of Chapter 125, City of League City Code of Ordinances (Zoning) by amending the time frame for the posting of signs for special use permit requests prior to public hearings from 30 days to 10 days similar to zoning changes.

Mr. Bogus seconded the motion.

The motion to deny was adopted by a vote of 8-0-0.



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**CITY OF LEAGUE CITY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, June 21, 2010 at 6:00 P.M.
COUNCIL CHAMBERS
200 WEST WALKER**

Members present:

Christopher Hullman, Chair
Kirby McKillip
Melvin Bogus
William Koonce
Wade Williams
Jack Owens
Charles Rosen

Members absent:

Scott Landon

**Mr. Landon was away on business during the June 21st meeting.*

City Representatives:

LaShondra Holmes, Planning Manager
Wes Morrison, Senior Planner
Rodney Glasper, Planner
Dausha Moore, Planner
Regina Grice, Recording Secretary

Discuss proposed amendments to Section 125-50.D.2. of Chapter 125, City of League City Code of Ordinances (Zoning) regarding the time frame for the posting of signs and written notification to property owners.

Dausha Moore, Planner restated the staff report for this item.

Ms. Moore stated that at the June 7th Planning & Zoning Commission meeting, staff presented amendments to the ordinance including a change on Special Use Permit Notification from a 30 day prior to meeting sign posting to a 10 day prior to meeting sign notification similar to the zoning change requirements. The Commission indicated that they would instead prefer that zoning also be 30 days as opposed to 10 days. They instructed staff to look at the impacts upon increasing all notifications.

Mr. Hullman stated that he would like for the citizens to be aware and informed of any upcoming zoning and special use permit applications.

Mr. Hullman added that a longer notification time frame would allow citizens sufficient time to do so.

Mr. Owens asked about the notification processes of surrounding cities.

Ms. Holmes, in response stated that staff did not research the processes of surrounding cities. However, the current requirements are based upon Texas Local Government Code, which most cities follow.

Ms. Holmes informed the Commission that staff based their proposed changes on the stated that the City's requirements.

Mr. McKillip stated that he was in favor of the 30 day notification period because it will allow the citizens sufficient time to research and become informed of the plans.

Mr. Koonce concurred with Mr. McKillip.

Mr. Hullman asked if staff had any concerns with either time frame.

Ms. Holmes, in response stated that the current schedule coincides with the DRC schedule. Therefore, the difference between 21 days versus 30 days doesn't matter because staff would have to retool the schedule either way.

Mr. Bogus stated that he is in favor of the 21-day notification timeframe.

The Commission agreed that the 30-day notification process will be the best change.

Ms. Holmes stated that the proposed changes will give staff time to address any neighbors' concerns prior to meetings.



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**CITY OF LEAGUE CITY
PLANNING AND ZONING COMMISSION
REGULAR MEETING**

**MONDAY, July 19, 2010 at 6:00 P.M.
COUNCIL CHAMBERS
200 WEST WALKER**

Members present:

Christopher Hullman, Chair
Kirby McKillip
Melvin Bogus
William Koonce
Wade Williams
Jack Owens
Charles Rosen
Scott Landon

Members absent:

City Representatives:

Tony Allender, Director of Planning and Research
LaShondra Holmes, Planning Manager
Wes Morrison, Senior Planner
Rodney Glasper, Planner
Regina Grice, Recording Secretary

Hold a public hearing and take action to amend Sections 125-49 and 125-50 of Chapter 125, City of League City Code of Ordinances (Zoning) by amending the time frame for written notice to surrounding property owners, posting of signs and publication notice in the newspaper for zoning cases and special use permits.

LaShondra Holmes, Planning Manager stated that at the June 21st meeting, staff prepared options showing the time frame for zoning and special use permit requests to be approved by Council with a 21-day notification and a 30-day notification. After discussion, the Commission was in favor of a 30-day notification.

Mr. Hullman opened the Public Hearing at 6:33 pm.

Lynn Wakins: **Opposition**

Mr. Watkins stated that the 30-day notification is too lengthy and would be burdensome on developers.

Dale Hardy, President of the Municipal Improvement District: **Opposition**

Mr. Hardy stated that the City is providing sufficient notification to the property owners by advertising cases in the newspaper, posting signs and mailing letters to the property owners within 500 feet of the property. Mr. Hardy added that extending the timeframe would be more detrimental than it would be beneficial to the City.

Teri Lera, Wycoff Construction: **Opposition**

Ms. Lera informed the Commission that commercial businesses are interested in developing within League City, but the proposed notification timeframes would force developers to develop in other cities.

With no individuals to come forward Mr. Hullman closed the Public Hearing at 6:41 pm.

Mr. Koonce asked Ms. Lera about the notification processes of other cities.

Ms. Lera in response stated that the City of Pearland has a 15-day notification timeframe and the City of Alvin has a 10-day notification timeframe.

Mr. Hullman asked staff if there were any benefits of the 30-day notification timeframe.

Ms. Holmes in response stated that an advantage to the 30-day timeframe is that the developer would be granted the opportunity to discuss their plans with the property owners prior to the meeting date.

Mr. Bogus asked staff how a 15-day notification process would benefit.

Ms. Holmes in response stated that there wouldn't be a change because the newspaper advertisement is already advertised 15 days prior to the meeting.

Mr. Williams made a motion to amend to amend Sections 125-49 and 125-50 of Chapter 125, City of League City Code of Ordinances (Zoning) by amending the time frame for written notice to surrounding property owners, posting of signs and publication notice in the newspaper for zoning cases and special use permits to 21 days.

Mr. Bogus seconded the motion.

The motion to adopt was approved by a vote of 7-1-0. Mr. McKillip was in opposition.



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**CITY OF LEAGUE CITY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, October 4, 2010 at 6:00 P.M.
COUNCIL CHAMBERS
200 WEST WALKER**

Members present:

Christopher Hullman, Chair
Kirby McKillip
Wade Williams
Jack Owens
Charles Rosen
Scott Landon
William Koonce

Members absent:

Melvin Bogus

**Mr. Bogus was absent due to surgery.*

City Representatives:

Tony Allender, Director of Planning and Research
LaShondra Holmes, Planning Manager
Wes Morrison, Senior Planner
Mark Linenschmidt, Senior Planner
Rodney Glasper, Planner
Dausha Moore, Planner
Regina Grice, Recording Secretary

Other Business

Reconsider recommendation to the City Council to amend the time frame for written notice to surrounding property owners, posting of signs and publication notice in the newspaper for zoning cases and special use permits to 21 days.

Dausha Moore, Planner restated the staff report for this item.

Ms. Moore stated that at the June 7th Planning & Zoning Commission meeting, staff proposed changing the posting of signs notifying the public of special use permit request from 30 days to 10 days to be consistent with zoning changes. The reason for the change was solely for consistency with zoning. However, the Commission expressed concerns that 10 days wasn't enough notice for even zoning changes. In addition, the Commission wanted written notification to surrounding property owners to be increased from 10 days to be consistent with the posting of signs. The current Ordinance provisions are consistent with the Texas Local Government Code except for the posting of signs, which is not required by the state code. The current Zoning Ordinance and state code require a 10-day written notification to property owners and a 15-day notification in the newspaper.

Mr. Hullman asked why this item was back before the Commission.

Ms. Holmes in response stated that there were concerns from administration in regards to impact upon economic development. For example, there was concern that a week could be a burden on developers if there are pending contracts with banks.

Tony Allender, Director of Planning and Research came forward to address the Commission.

Mr. Allender stated that he would prefer if the Commission would not make any changes to the current notification procedures to allow staff the opportunity to streamline the process.

Mr. Allender added that staff would bring this item back before the Commission if the streamlining does not work.

A discussion was held.

The Commissioners stated that they were comfortable with their initial decision to change the notification process to 21 days.

Mr. Allender stated that staff would take this item before City Council as approved by the Commission.