



**MINUTES
CITY OF LEAGUE CITY
PLANNING AND ZONING COMMISSION
Monday, May 4, 2015 at 6:00 P.M.
COUNCIL CHAMBERS
200 W WALKER ST.**

I. Call to Order and Roll Call of Members

A. Eric Froeschner opened the meeting at 6:00 PM.

Members Present:

Hank Dugie
James Brockway
Kimberlee Prokhorov
Marc Edelman, Vice Chairman
Eric Froeschner, Chairman
Shane Hamilton

Members Absent:

Ron Wicker

Doug Turner

Planning Staff:

Paul Menzies, Director of Planning & Zoning
Ryan Granata, Planning Manager
Mark Linenschmidt, Senior Planner
Nghiem Doan, City Attorney
Matthew Grooms, Planner

IV. Public Hearing and Action Items from Public Hearing

B. Hold a public hearing and make a recommendation to City Council on Zone Change Application, Z15-05 (Newcor Development), a request to rezone approximately 2.8 acres from “RMF-1.2” (Multi-family residential with a minimum density of 36 units per acre) to “RSF-2” (Single-family residential with a minimum lot size of 2,000 square feet), legally described as Reserve I, Phase 1 in the Marina on the Lake Subdivision, generally located north of Marina Way, east of Twin Oaks Boulevard and west of Glen Cove, with the approximate address being 2220 Marina Way in League City, Texas.

Mark Linenschmidt presented for the City of League City. This property was previously known as Marina Way Apartments. The property was vacant as of 2002, and by 2008 – through legal action – the apartment complex was demolished. While RSF-2 is the densest single family zoning classification, it is not as dense as the RMF-1.2 it is at. The Future Land Use Plan calls for the property to be “enhanced auto dominant residential”. Water and sewer are accessible in the area. The site will be required at the development phase to mitigate from the floodplain.

The public hearing was opened at 6:28 PM.

No speakers for the public hearing.

The public hearing was closed at 6:30 PM.

Marc Edelman motioned to approve Z15-05 (Newcor Development).

Shane Hamilton seconded the motion.

Motion passed 7-0-0.