

Mr. Grooms – No. It's a restricted reserve.

Mr. Dugie – I was referring to the property south of the red line, the larger property outlined in black.

Mr. Grooms – No.

Mr. Granata – The replat is of this one single lot, Lot D, to create two new lots.

Mr. Dugie – The lot dimensions meet City's ordinances and standards?

Mr. Granata – That is correct.

The public hearing was opened at 6:25 PM.

The public hearing was closed at 6:26 PM.

Mr. Arnold made a motion to approve the Replat of Hidden Lakes Retail 1, Lot D.

Mr. McCullough seconded the motion.

The motion passed 3-0-0.

B. Zone Change Application, Z15-15 (Parkland Commons) a request to rezone approximately 0.94 acres from "OS-PUD" (Open Space with a Planned Unit Development Overlay) to "CM-PUD" (Mixed Use Commercial with a Planned Unit Development Overlay), legally described as the eastern approximate 118 feet Abstract 32, Rafael Basquez Survey, Tract 4, generally located south of League City Parkway (SH 96), west of Seacrest Boulevard in League City, Texas.

Ryan Granata, Planning Manager, presented for the City of League City.

The request is to rezone a portion of property from "OS-PUD" to "CM-PUD," from Open Space to Mixed Use Commercial, with a planning and zoning overlay. The property is part of the Hidden Lakes Planned Unit Development, and a portion of an entire piece of property.

The entire piece of property is split zoned, with a large portion being zoned Commercial Mixed Use, and a small portion being used as Open Space with planning and zoning overlay. The portion being considered for rezoning is currently being used as a Texas New Mexico transmission easement. The remainder of the property is currently under Site Plan Review for development of a retail center. The rezoning is needed because the applicant does need to construct some of the parking and circulation in part of the property that is currently zoned Open Space.

The Future Land Use Map designates the general area as Auto Dominate Commercial, which is on the north and south side of League City Parkway in this general area of town. Other Mixed Used Commercial zoned sites in the City share the Future Land Use designation. The site will be accessed by League City Parkway. Directly east of the subject property is property that is zoned Single Family Residential-7, so a 20 foot buffer will be needed.

City staff received one email of concern, which was placed in the Commissioners' packets for consideration.

City staff recommends approval, as the rezoning will bring the entire property under one zoning and allow for the applicant to develop their sites, as they wish for it to be designed.

The applicant is working on obtaining a Letter of No Objection from Texas New Mexico for the actual development in their easement. The letter is not required for the Commissioners to render a decision in the rezoning of the property.

Mr. Dugie – What are the dimensions of the lot?

Mr. Granata – The property is roughly 118 feet wide by approximately 600 feet deep.

Mr. Dugie – Is there a 25 foot buffer in the direction of the residences?

Mr. Granata – There would be a 20 foot buffer that's required along the southern three quarters of the property along the eastern property boundary.

Mr. Dugie – The Letter of Opposition brings up drainage concerns, is there anyone here from Engineering that can speak to the amount of detention in that area?

Mr. Smith – Typically during the zoning phase, drainage issues are not considered, but are addressed during the infrastructure development phase of a project.

Mr. McCullough – Can I get more information about the buffer zone and whose requirement it is and whose providing the land?

Mr. Granata – The City's Zoning Ordinances has a requirement stating that developers of commercial properties that are being developed next to residential properties must provide a buffer. There are set standards on what needs to be included, but typically it's going to be a continuous row of shrubs, and a number of shade trees or ornamental trees. The idea is that it will buffer any commercial or incapable land use against a residential property. It is required to be installed by the developer of the property.

The public hearing was opened at 6:33 PM.

The public hearing was closed at 6:34 PM.

Mr. Arnold made a motion to approve the Zoning Change Z15-15 (Parkland Commons).

Mr. Dugie seconded the motion.

The motion passed 3-0-0.

V. Staff Comments

City staff had no comments.

Mr. Dugie – Thank you for preparing the agenda items for us today and working with Council to get us more Commissioners. Will there be more members for the next meeting?

VI. Adjournment

Mr. Dugie adjourned the meeting at 6:35 PM.

CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE NOTICE OF MEETING WAS POSTED ON THE BULLETIN BOARD AT CITY HALL OF THE CITY OF LEAGUE CITY, TEXAS, ON OR BEFORE THE 31ST DAY OF JULY 2015, BY 6 PM, AND WAS POSTED IN ACCORDANCE WITH CHAPTER 551, LOCAL GOVERNMENT CODE (THE TEXAS OPEN MEETINGS ACT). ITEMS POSTED IN THE OPEN SESSION PORTIONS OF THIS AGENDA MAY ALSO BE DISCUSSED IN CLOSED OR EXECUTIVE SESSION IN ACCORDANCE WITH THE PROVISIONS OF THE TEXAS OPEN MEETINGS ACT.

NOTICE IS HEREBY GIVEN THAT THE PRESENCE OF A QUORUM OF THE MEMBERS OF CITY COUNCIL AT ANY TIME DURING THE COURSE OF THE ABOVE-REFERENCED PROCEEDING MAY CONSTITUTE A MEETING OF CITY COUNCIL PURSUANT TO THE TEXAS OPEN MEETINGS ACT, CHAPTER 551 OF THE TEXAS GOVERNMENT CODE. BY THIS NOTICE, THE PUBLIC IS HEREBY ADVISED OF SAID MEETING NOT LESS THAN 72 HOURS IN ADVANCE OF THE DATE, TIME AND LOCATION NOTED ABOVE.