

- C. Zone Change Application, **Z15-07 (Kenwood [Tuscan Lakes] CGR Amendment)**, a request to amend approximately 9.2 acres of the existing Kenwood PUD overlay from “CGR-PUD” (Commercial General Residential with a Planned Unit Development Overlay) to “RSF-PUD” (Residential Single Family with a Planned Unit Development Overlay), legally described as being a portion of the Perry and Austin Lower League, Abstract No. 19, generally located north of League City Parkway and east of Louisiana Street in League City, Texas.

Ryan Granata presented for the City of League City. Funding is hard to procure for commercial on ground floor and residential on higher floor projects as would be expected by the current zoning. Applicant proposes to construct 46 duplexes or 63 townhomes as single-family residential lots. These lots would be developed similar to current RSF-2 standards. The Future Land Use calls for the property to be Enhanced Auto Dominant Commercial. Site would serve as a transition between the multi-family and the commercial zoning districts along League City Parkway. Water and sewer are accessible and will not exceed the approved EDUs.

Matt Stoops addressed the commission. Currently, they are leaving configurations for both townhomes and duplexes on the table at this time, and seeking approval to change the Zone so that townhomes or duplexes will be allowable by right instead of by way of a Special Use Permit. Once the zone change is done, they will be able to procure a builder and then commit to a specific plan.

A discussion was held.

The public hearing was opened at 6:43 PM.

Roxanne Janice – 2739 Domenico Lane – She gave the commissioner packets of views from their back yard. She went to the neighborhood meeting, and there was low turnout – and she attributes this to less than 10 days notification and a misunderstanding of what is allowed in a single family residential zone. She is also concerned about increased traffic accidents and crime. Additionally, she is concerned about the aesthetic appeal of the neighborhood. She paid a premium for her lots and never planned on or expected a view of side walls for townhomes or duplexes. She asks the commission to deny the request.

Carmen Eliot – 2742 Domenico Lane – She has a concern because the notification she received did not instruct her to reply – for or against – via mail. She feels that the notification letter sent by the developer was deceiving. She wants the developer to go back out and find out from the homeowners what they really want, prior to commission making their recommendation.

John Swinley – 2719 Domenico (rental property) 2810 Pergola (residence) – He does not feel that the developer was open and honest about their intentions, and feels that they would have gotten a much different response from the surrounding community about their feelings on the matter.

Sean Dubauir – 2823 Toscano – He is in support of residential property there instead of commercial, but is concerned about the increased density in relation to the setbacks and increased density in relation to increased traffic.

Catherine Hasley – 2729 Domenico Lane – She is in favor of the change of the zoning and is in favor of the proposed developments by the developer. She thinks it would be a nice, high end development, and would be a nice transition, and much nicer to look at over commercial developments.

The public hearing was closed at 6:56 PM.

A discussion was held – current zoning would allow for a much higher density, and more traffic issues, as well as significantly less aesthetically appealing views for the surrounding homeowners.

Commission spoke on better ways to notify citizens of these changes, so that they do know their options when it comes to supporting or opposing changes. They also want to address the notification radius. Staff is working to make a standard template for the notifications so that the community is more aware of their options.

James Brockway recommends that the maximum building height is 42’ instead of 45’.

Eric Froeschner is concerned about the setbacks on the different variations of the proposal.

James Brockway wants to know more about the proposed landscaping on the back of the property. The developer spoke and said that they haven't gotten that detailed on the design, but they would keep it in line with the rest of the Tuscan Lakes development.

The commission wanted to address how many notifications were sent, if signs were placed and how large signs are.

Staff informed commission of the change in the type and size of sign used to save the taxpayers money, and that the notifications sent by the City are done at least 21 days in advance to the meeting.

Commission recommends that the City goes back to larger signs for instances of these, and wants staff to revisit the change in signs.

Marc Edelman motioned to approve Z15-07 (Kenwood [Tuscan Lakes] CGR Amendment) with the condition that the maximum building elevation is 42'.

Hank Dugie seconded the motion with the condition.

*Motion passed **7-0-0**.*