



**MINUTES
CITY OF LEAGUE CITY
PLANNING AND ZONING COMMISSION
Monday, May 18, 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 6:01 PM.

Members Present:

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

Members Absent:

Doug Turner

Planning Staff:

Paul Menzies, Director of Planning & Zoning
Richard Werbiskis, Assistant Director of Planning & Development
Ryan Granata, Planning Manager
Mark Linenschmidt, Senior Planner
Matthew Grooms, Planner
Nghiem Doan, City Attorney
Earl Smith, Director of Engineering

III. Public Hearing and Action Items from Public Hearing

A. Hold a public hearing and make a recommendation to City Council on Zone Change Application, **Z15-08 (2103 Austin St.), a request to rezone approximately 2.9 acres from “OS” (Open Space) to “RSF-20” (Single-family residential with a minimum lot size of 20,000 square feet), legally described as the western portion of Lot 29 (29-2) of the League City Division C Subdivision, generally located south of Austin Street, east of Texas Avenue and west of Egret Bay Boulevard (FM 270), with the approximate address being 2103 Austin Street in League City, Texas.**

Mark Linenschmidt (ML) addressed the commission. These properties are all City owned properties, and are being recommended for approval by City Staff. A total of nine properties have been identified and the City is beginning the process of selling off the properties and bringing them back to the tax roll. Five of those properties have been determined to need to be rezoned, four of the properties are shown tonight and the fifth property will be on the next meeting agenda.

Matthew Grooms (MG) presented for the City of League City. This property was originally required for the Robinson Gully Drainage Project, and the City has determined it no longer needs this property. Several of the surrounding properties are zoned for the low density residential that the City is proposing as the rezoning, with one property to the north east being zoned mixed use commercial, and that property is a self-storage facility. The future land use plan does designate this area as suburban residential and RSF-20 fits into the comprehensive plan. City Staff recommends approving Z15-08 (2103 Austin St).

Commissioner Question (CQ) - Is the property being re-platted to exclude the drainage easement or being sold as it?

ML – The property is being subdivided so that the City retains the drainage easement.

CQ – What procedure is used to dispose of public (City) properties?

ML – While we can't give the exact procedure, we use the Texas Local Government Code gives the option to sell by auction or sealed bids. At this time, we don't know what direction the City will take.

CQ – Does it involve fair market value and how is that determined?

Nghiem Doan (ND) - Fair market value is determined by either by appraisal or the bid process itself establishes fair market value (by high bid).

CQ – Will it be appraised?

ND – It does not have to be appraised, that is determined on the process of sale – appraisal if by direct sale (say to another governmental entity) or the public bid process itself will determine fair market value.

Commissioner Comment (CC) – Another option to get a real estate broker opinion of value. It is less expensive than a formal appraisal and is still recognized as a legitimate determination of fair market value.

ND – Informed the commission that he was just informed by staff that the City is getting all the properties appraised.

*The public hearing was opened at **6:11 PM**.*

There were no speakers for the public hearing.

*The public hearing was closed at **6:12 PM**.*

CQ – How would a public bid be advertised?

ND – The requirements in the Local Government Code will be followed.

Marc Edelman motioned to approve Z15-08 (2013 Austin Street).

James Brockway seconded the motion.

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