



**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

B. Hold a public hearing and make a recommendation to City Council on Zone Change Application, Z15-09 (Davis Road and FM 2094), a request to rezone approximately 1.3 acres from “PS” (Public / Semi-Public) to “CG” (General Commercial), legally described as a portion of Block 11 (11-0-8) of the Lakeside Addition Subdivision, generally located south of the GENCO cooling canal, east of Davis Road and west of Marina Bay Drive (FM 2094), with the approximate address being in the 2400 block of Marina Bay Drive in League City, Texas.

Mark Linenschmidt presented for the City of League City. As staff has gone through the process, they have not been notified of any issues to the request. The future land use does classify this property for park and open spaces for recreational purposes. In reviewing the request – due to the size and location (outside the floodplain and along 2094), it doesn’t meet the intent. City Staff recommends approving Z15-09 (Davis Road and FM 2094).

CQ – Was the property acquired with any bond or county funds?

ML – Was not able to find records of that nature.

CQ – Did the comprehensive plan specifically hone in on this property as PS?

ML – This was not selected on a parcel by parcel basis, but was a general land designation at the time.

CQ – Why isn’t this land being designated for parking or pedestrian related areas?

Paul Menzies (PM) – On this particular property, when it is put up for sale, the plan is to retain a trail easement for pedestrian use.

CQ – It says that this are one of nine properties – are these the first four of nine?

ML – There are five that are going for rezoning out of the nine properties identified for disposal. These are the first four of five, and the fifth will be at the next meeting.

The public hearing opened at 6:21 PM.

Judith Taub – Crows Nest Lane – has concerns for a different property and the traffic that it will make when trying to make a left hand turn on Davis Road.

Brad Northcut – Palomar Ln – if a broker is picked, how are they picked in regards to a piece of property and how do we make sure it isn't an in-house broker to determine value?

Barbara Meeks – Intrepid Way – most of the neighborhoods on Davis Road were built prior to green space requirements. There are many people that don't have adequate side-walks and other green spaces. If it is rezoned commercial, she wants to see the ingress/egress limited to Marina Bay Drive and not on Davis Road as there are already several issues with safety.

The public hearing closed at 6:27 PM.

ML – If Mr. Northcut will provide staff with his contact information, staff will research his questions and respond to his questions outside the prevue of this meeting.

CC - There is a concern that general commercial is too intense a use for the location because of the many pedestrian accidents that have resulted in fatalities, there is a concern about traffic generated for that portion of Davis Road.

ML – staff recommendation is based off of adjacent properties to bring in conformity from the surrounding areas. If there is a high traffic use, they will have to provide traffic impact assessments and other means during the submission process. Curb cuts would be through TXDOT.

CC – There is concern that TXDOT would not recommend a curb cut or adequate measures, and would like to recommend a different use for this property come forth.

CQ – Is that a motion?

CC – This agenda item should be tabled for staff to do further research and come back with a different proposed use.

CC – There is a concern since this property doesn't fit with the comprehensive plan that this should have a different use other than general commercial. It would be a shame to cut out parking and open spaces and see all of League City developed. Including the citizen concerns that there are not adequate green spaces in there, tabling this item for a different use is a good idea.

CC – Suggests that City takes a large enough slice off of the property as a right of way for the potential trail, it might balance the traffic.

CC – Also, if there is a buffer zone there between the uses would be a good idea. There are a lot of potential uses for this property.

CC – There is nothing saying that we have to sell this property, so why not keep it and land bank it for future use? This property doesn't seem to be as important to dispose of or dispose of so quickly. Likewise, if the commission sets it as a less intense use, that is an option.

CQ – Is there a deadline approaching that would keep this from being tabled until next meeting?

ML – This has already had a public meeting and goes to council June 23, so there is some time to look at it.

CQ – Is there a requirement of the trail easement?

PM – When the property is going for sale, the deed agreement would involve dedicated trail space.

CQ – Does the City own the drainage easement? Could the trail be put in the drainage easement?

ML – The City would have to investigate that more. This property is located in the flood plain, and it is anticipated to rise. This property should be safe, but it needs further investigation.

CC – If it is a public easement, having a trail in there – flooding or not flooding- would be a good use.

CC – There might be issues with using federal funds in a flood way.

Marc Edelman motioned to table Z15-09 (Davis Road and FM 2094).

Ron Wicker seconded the motion.

Motion passed 7-0-0.