



**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

D. Hold a public hearing and make a recommendation to City Council on Zone Change Application Zone Change Application, **Z15-12 (355 Newport Blvd.), a request to rezone approximately 0.4 acres from “PS” (Public / Semi-Public) to “CG” (General Commercial), legally described as the southwestern portion of Lot 31 (31-11) of the Braskora Gardens Subdivision, generally located south of West Main Street (FM 518), east of Ellis Landing and west of Newport Boulevard, with the approximate address being 355 Newport Boulevard in League City, Texas.**

Mark Linenschmidt presented for the City of League City. There is an existing structure on site that has been recently vacated. Future land use calls for the area to be Enhanced Auto Dominant Commercial – a buffer yard would be required because it is adjacent to a residential property. The area is separated by a significant drainage culvert. There is an open space area nearby that the City owns. City Staff recommends approving Z15-12 (355 Newport Blvd.).

CQ – Is that a trail that runs across the property and across the drainage?

ML – There is a bridge that runs across the drainage ditch.

The public hearing opened at 6:53 PM.

Amiee Lottridge – Victoria Court – I am the president of the Newport Homeowner Association - We (HOA) deeded that property to you, and as part of that, the City is supposed to maintain the bridge as well as own the property. They are concerned about how close it is to their subdivision and the Ross

Elementary students that utilize the bridge to get to school. If it gets sold, will they maintain the bridge? Will the use be safe for the residents who walk to and from school? This property was deeded over in trust that the City would maintain the property and bridge.

Fred Pursewell – Colonial Court N – *That lot and the bridge were deeded over to the City with the agreement that the City would maintain it. If you do deem that this is going to happen, the fire station lot should be out of the sale completely and left for the kids to use to get to and from school. Additionally, the bridge needs maintenance – there are a lot of limbs and structural issues that need to be taken care of. The public hearing closed at 6:59 PM.*

CQ – Is there a reversion clause for this property for the homeowners who deeded it over?

ML – This property has been vetted through that process.

CQ – Is there any ability to just give it back?

ML – No – there are other properties that are being maintained, and the bridge is not intended to be up for sale.

PM – The bridge maintenance issues have been noted and will be forwarded on to the appropriate department. The properties have been determined to be the best properties to sale, they are no longer needed by the City, and they are properties of value, so the sale of these properties can be utilized to further help citizens of League City.

CQ – Is there no record on what was expected by the HOA if/when the property is disposed of?

PM – There are no written agreements, and any other expectations can be discussed with the HOA.

CC – There has to be a less intense zoning that would better protect this neighborhood.

CQ – Would the preference from staff be to table it or deny it?

Richard Werbiskis (RW) – Tabling it for further information would be best due to the time table the properties are on.

Marc Edelman motioned to table Z15-12 (355 Newport Blvd)

Shane Hamilton seconded the motion.

CQ – What would happen if there is no change in Zoning?

RW – If it wasn't disposed of, it would likely be put to some type of municipal use in the future.

The motions were withdrawn for further discussion.

CQ – Does the City have an obligation, when they transfer the land, for clean-up of the property?

ND – Generally the buyer will ask for some time for a due diligence period, but that is up to the buyer.

Marc Edelman motioned to amend and approve Z15-12 (355 Newport Blvd.) under the conditions that the rezone is for "CN" Neighborhood Commercial.

Ron Wicker seconded the motion.

Motion passed 7-0-0.