



**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

C. Hold a public hearing and make a recommendation to City Council on Zone Change Application, Z15-10 (2002 Marina Bay Dr.), a request to rezone approximately 0.3 acres from “PS” (Public / Semi-Public) to “CN” (Neighborhood Commercial), legally described as Lot 46, Block C of the Glen Cove Park Subdivision, generally located north of Marina Bay Drive (FM 2094), east of Seminole Drive and west of Glen Cove Boulevard with the approximate address being 2002 Marina Bay Drive in League City, Texas.

Mark Linenschmidt presented for the City of League City. The subdivision was annexed around 1966, and because of issues with maintenance and liability, and existing water tank was demolished in 2009. City Staff recommends approving Z15-10 (2002 Marina Bay Drive).

The public hearing opened at 6:39 PM.

***Teresa Calkins** – Redwood Street – Since it is such a small parcel of land; she is concerned how cars will get in and out safely if it is a business. She is also concerned about the type of business that will go there because it backs up to the Glen Cove houses and she wants to know if there is any way to control what businesses are allowed in the area once sold.*

***Judith Taub** – Crows Nest Dr – She gets distressed when she drives down Marina Bay Drive and she sees several business locations that have never been occupied, but they are a large concrete mess to look at. She wants to know when the buildings are never occupied, why do we keep allocating for commercial properties? Is this just a profitable thing for the City to do?*

The public hearing closed at 6:42 PM.

ML – addressed the commission that there are existing driveways at the property and Staff would compel a new business to talk to Verizon about the possibility for a shared driveway.

CQ – Isn't there an easement that runs in front of this property?

ML – I haven't seen the survey of the property yet, but on adjacent plats, there is a utility easement.

CQ – What are the setback requirements for neighborhood commercial.

ML – There are no front setbacks, the side setbacks are 10' and the rear setback is 20' and the buffer yard would be 30'.

CQ – What would the height restriction be?

ML – The maximum height requirement is 30'.

CQ – Where is the utility easement?

ML – It is along Marina Bay Drive, and currently there are a couple poles along Marina Bay Drive.

Hank Dugie motioned to approve Z15-10 (2002 Marina Bay Dr).

James Brockway seconded the motion.

Motion passed 7-0-0.