



**EXCERPT MINUTES
FOR Z15-11 (TEXAS AVE./POWER ST.)
CITY OF LEAGUE CITY
PLANNING AND ZONING COMMISSION
Monday, June 1, 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 6:00 PM.*

Members Present:

Hank Dugie
James Brockway
Kimberlee Prokhorov
Marc Edelman, Vice Chairman *Arrived at 6:02 PM*
Eric Froeschner, Chairman
Shane Hamilton
Ron Wicker
Doug Turner

Members Absent:

Planning Staff:

Paul Menzies, Director of Planning & Zoning
Richard Werbiskis, Assistant Director of Planning & Development
Ryan Granata, Planning Manager
Casey Rohrich, 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, **Z15-11 (Texas Ave./Power St.)**, a request to rezone approximately 2.0 acres from “OS” (Open Space) to “RSF-20” (Single-family residential with a minimum lot size of 20,000 square feet), legally described as a portion of the northwestern 231.3 feet of Lot 35 (35-3) of the League City Division B Subdivision, generally located south of Power Street, east of Dickinson Avenue and west of Texas Avenue, with the approximate address being in the 1000 block of Power Street and the 1000 block of Texas Avenue in League City, Texas.

Ryan Granata (RG) 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, with two of the properties shown tonight.

Ryan Granata (RG) presented for the City of League City. This property was originally acquired in March of 1989 for the Robinson Bayou Drainage Diversion Project, and the City has determined it no longer requires this tract for that purpose. At the time of presentation, there had been citizen objections to the original request, a zoning change from “OS” to “RSF-10”. Staff subsequently proposed a new

request to rezone from “OS” to “RSF-20” and received no additional comments. The subject property is located outside of the drainage ditch. Staff held neighborhood meetings for the project on April 21st and April 30th. Public Notices were mailed to surrounding property owners on May 8th and the Public Notice was published in the Post newspaper on May 10th. The Planning and Zoning Commission holds a public hearing and considers the request on June 1st and offers recommendations to City Council. City Council will then hold a second public hearing on June 23rd. On July 14th, City Council will hold the final public meeting regarding this request. The future land use plan designates this property as Park with Open Space Natural with the surrounding area being designated as suburban residential. The proposed RSF-20 zoning district compliments the suburban residential classification. Staff reiterates the general nature of the Future Land Use Plan and highlights the proposed zoning change’s conformance with the surrounding area.

City Staff recommends approving Z15-11 (Texas Ave./Power Street).

Commissioner Question (CQ) - Is staff positive that there will never be a need for this property for expansion of the drainage?

RG – The property has been vetted by all city departments including the Engineering Department and there was no concern of this issue.

CQ – What facts and data were utilized in coming to this decision? In light of rising sea levels and recent weather events, how can we be confident that we will not need this property?

RG – Upon reviewing the appropriate facts and figures, it was determined that the current depth and width of the drainage channel were sufficient for the surrounding area.

Commissioner Comment (CC) – A metes and bounds representation of the site is not provided and the commission is basing its judgments off of general photographs and illustrations of the site. This is confusing for commission members.

CC – The dimensions are not clearly identified in the exhibits. The lot appears to be more than 250 feet wide in the exhibit presented by staff, while the exhibit available to the commissioners appears to be 120 feet wide. This tract is two acres. The lots would be long and narrow resulting in four lots.

CG – Have you all given consideration to how these lots will be developed if someone purchases the property?

RG – At this point no. This process would be determined by the developer who purchases the property. Staff is moving forward with a rezoning request that is more in concert with the surrounding area to facilitate its sale. A future developer would work with the Planning, Engineering and all appropriate City Departments to ensure that the lot configurations would meet separation requirements from driveways.

CC – The lot sized are acceptable as there are similar properties located along Lawrence Road that are similarly narrow. If they are accessing power then these properties would be in demand. There would be a buyer for this type of property in our area.

CC – We are not operating from a survey and a true description of the property. We need to be certain that we are making a recommendation based on the same imagery that City Council sees. The imagery as is, is different for different exhibits. We ought to move to table this discussion until an accurate survey can be reviewed.

Marc Edelman motioned to table Z15-11 (Texas Ave./Power Street)

Shane Hamilton seconded the motion.

CQ – Do we want to hold a public hearing today, or would we like to table it before the public hearing?

CQ – Did we already hold a public hearing at the previous meeting?

RG – No, not for Z15-11 (Texas Ave./Power Street).

CC – We can hold a public hearing and then move to table this agenda item.

CC – We have to have the public hearing because of the notification period.

RG – That is correct.

Marc Edelman withdraws the motion to table Z15-11 (Texas Ave./Power Street)

Shane Hamilton withdraws the second.

*The public hearing was opened at **6:13 PM.***

There were no speakers for the public hearing.

*The public hearing was closed at **6:14 PM.***

Marc Edelman motioned to table Z15-11 (Texas Ave./Power Street)

Shane Hamilton seconded the motion.

CQ – Are we tabling this item until we can get a surveyor completed rendering of the site?

CC – If we are going to make a recommendation to City Council, we will need a full description of the property in place of some general graphics.

CQ – Will we be meeting again before the City Council is scheduled to review this item?

RG – Yes. There is one more meeting on June 15th prior to the first reading by City Council on June 23rd.

Motion passed 8-0-0