



**EXCERPT MINUTES FOR Z15-14 (DELANEY AT SOUTH SHORE)
CITY OF LEAGUE CITY
PLANNING AND ZONING COMMISSION
Monday, September 21, 2015 at 6:00 P.M.
COUNCIL CHAMBERS
200 W WALKER ST.**

I. Call to Order and Roll Call of Members

Doug Turner opened the meeting at 6:01 PM.

Members Present:

Doug Turner, Chair
William Arnold
Ron Wicker
Earl Smith, Ex Officio Member, City Engineer
Richard McCullough

Members Absent:

Hank Dugie, Vice Chair
Nghiem Doan, Ex Officio Member, City Attorney

Planning Staff:

Richard Werbiskis, Assistant Director of Planning & Zoning
Ryan Granata, Planning Manager
Matthew Grooms, Planner
Mark Linenschmidt, Senior Planner
Michelle Villareal, Deputy City Attorney

- A.** Hold a public hearing and take action on a Zone Change Application, **Z15-14 (Delaney at South Shore Harbour)**, a request to rezone approximately 11.3 acres from “PS” (Public/Semi-Public) to “CM-PUD” (Mixed Use Commercial with a Planned Unit Development Overlay), legally described as a portion of Lots 103, 111, and 112 of Division “D” of League City, an unrecorded subdivision of part of the Michael Muldoon Two League Grant, Abstract No. 18 and part of the S.F. Austin Survey, generally located south of Marina Bay Drive at the intersection of Constellation Boulevard, with the approximate address being in the 2500 block of Marina Bay Drive.

Ryan Granata, Planning Manager, presented for the City of League City.

Mr. Wicker asked if local government dictates the regulations pertaining to the notification process. Mr. Granata explained that the City does, as it notifies adjacent properties within 500 feet, which is accordance to the ordinance, although the petition is governed by State law. Mr. Granata discussed the petition process and the notification process.

Mr. Wicker asked about the owners of the property. Mr. Granata explained that the applicant has a contract to purchase the property from the current owner, contingent to the zoning change.

Mr. Arnold asked if the heights requirements were forty feet, and expressed his concern about the height of the property being fifty-three feet. Mr. Granata discussed the height requirements for Mixed Use Commercial and the requested zoning district.

Mr. Arnold asked who was requesting the zoning district, and Mr. Granata explained that the applicant was requesting it.

Mr. Arnold asked about the height requirements for South Shore, and Mr. Granata stated that City staff would look into the requirements, and explained that the subject property was outside of the South Shore boundaries or PUD.

The applicant, Lee Lyles (LCS Development), discussed the background of LCS Development, and stated that they are asking for four stories to limit the distance between the apartment and the elevator. Mr. Lyles also discussed the proposed senior-living community, market demands, projects and economics, an extension to the open space, property taxes, and the inclusion of a 15 foot underground utility easement, as requested by the City. .

Christian Herr, Architect with PRDG, LLC, discussed the height regulations for PS zones, and gave a detailed description of the senior-living community, and the actions taken to comply with City requirements in landscaping and the inclusion of a 15 foot utility easement.

Scott Mayhem, Civil Engineer, discussed drainage, elevation and the location of the inlets the water would drain into from the property.

Mr. Wicker asked how, in the event of rain, the grass road could be used for emergency access, if it is also being used for drainage. Mr. Mayhem explained that a two and a half to three inch plastic mesh is placed on the road, is covered by sand and grass, and will not be impacted by water.

Mr. Wicker asked about the view of the surrounding properties. Mr. Herr explained that once the trees reach mature height, would screen their view.

*The public hearing was open at **7:24 PM**.*

Dwight Judy, 2310 Flagship Court, discussed his desire to know the elevation above sea level for the proposed property, his concerns about the distance between the proposed trees, the view of the proposed property when looking from his patio, possible damage to property values, the lack of a retention pond, the property's use of Medicare, and possible increase in crime.

Bill Norris, 2313 Fairway Point Drive, discussed his concerns about an increase in traffic into the area due to proposed property including staff, residents that drive, and visitors.

*The public hearing was closed at **7:31 PM**.*

Mr. Wicker made a motion to table the item until City staff presents possible solutions to the public's concerns.

Mr. McCullough seconded the motion.

Mr. Wicker asked the City to review the traffic near the subject property on 2094.

*The motion passed **4-0-0**.*