



**EXCERPT MINUTES FOR
Z15-17 (LAKES OF QUAIL POINTE)
CITY OF LEAGUE CITY
PLANNING AND ZONING COMMISSION
Monday, May 16, 2016 at 6:00 P.M.
COUNCIL CHAMBERS
200 W WALKER ST.**

I. Call to Order and Roll Call of Members

Douglas Turner opened the meeting at 6:00 PM.

Members Present:

Doug Turner, Chair
William Arnold
Richard McCullough
Wayne Alderman
Gene Bindhammer

Members Absent:

Gary Walding
Jon Schweinle

City Staff:

Paul Menzies, Director of Planning and Development
Richard Werbiskis, Assistant Director of Planning and Development
Mark Linenschmidt, Senior Planner
Nghiem Doan, Ex Officio, City Attorney
Christopher Sims, Assistant City Engineer

IV. Public Hearings

A. Hold a public hearing and make a recommendation for Zone Change Application, **Z15-17 (Lakes of Quail Pointe)**, a request to rezone approximately 210 acres from “RSF-5” (Single-family residential with a minimum lot size of 5,000 square feet), “RSF-7” (Single-family residential with a minimum lot size of 7,000 square feet) and “RSF-10” (Single-family residential with a minimum lot size of 10,000 square feet) to “RSF-5-PUD” (Single-family residential with a minimum lot size of 5,000 square feet with a Planned Unit Development) and “RSF-7-PUD” (Single-family residential with a minimum lot size of 7,000 square feet with a Planned Unit Development), legally described as Tracts 94, 96, 97, 98 (98-1), 99, 99-1, 100, and 101 of the John Miles Survey, Abstract 153, Tract 1-1 of the Samuel Hinton Survey, Abstract 89 and the John Miles Survey, Abstract 153, Tract 1 of the Samuel Hinton Survey, Abstract 89, Tract 1 of the S.G. McClenny Survey, Abstract 154, Lots 164 thru 181 and all intervening closed streets (164-0-0) of the League City Semi-Tropical Gardens Subdivision and the western portion of Blocks 26, 27, and 28 (26-0-2) of the Clifton Land & Production Company Subdivision, generally located south of League City Parkway (SH 96), north of FM 646, east of South Shore Boulevard and west of State Highway 146 in League City, Texas.

Mark Linenschmidt, Senior Planner for the City of League City, presented, and City staff recommended approval, as a recommendation to City Council.

Paul Menzies, Director of Planning and Development, asked about the expansion of the Bay View M.U.D. facility, the potential noise reduction, and the plan to take the area from a rural design to an urban design.

The applicant stated that yes and that there will be a noise reduction.

Mr. Alderman asked about the southern construction entrance.

Mr. Linenschmidt stated that there is an existing right-of-way that goes up to the property line, and the applicant has indicated the intent to use that as another access point for construction traffic.

Mr. Alderman asked if there was a history in League City of posting signs stating "Construction Traffic Prohibited."

Mr. Linenschmidt stated that he was not aware of any.

Mr. Alderman stated that the received concerns about construction traffic going through the existing development, and asked if posting a sign would help.

Mr. Werbiskis stated that, under current subdivision ordinances and development standards, the City has little control over traffic for regular development, but under the Planned Unit Development, the City can regulate where the access points are and restrict access through existing developments, and those restrictions will be within the PUD, to avoid issues of construction equipment going through an existing neighborhood.

Mr. Linenschmidt stated that if the PUD is recommended to City Council, and City Council approves it, it will be associated with that ordinance and will be enforceable by that ordinance.

Jerry LeBlanc, applicant, stated that based on the contracts they have with their contractors, they can stipulate which access points they can, with fines or withholding, and if it is a City Ordinance, and there is two alternate openings for the home builders, they can be regulated through open permits, but this can only be done with a PUD, which will allow regulation of how a contractors use a specific road.

Mr. Alderman stated that the posted signs may be a recommendation to the City Council, as the subcontractors may be aware of the ordinance, but the day laborers may not.

Mr. LeBlanc stated that he agreed.

The public hearing was open at 6:29 PM.

Dr. Maria Palsette, Whispering Lakes Ranch, commented that her concerns were that the original plan she saw at the developer's public hearing meeting was different than the one presented at the current meeting, and the public had not been made aware of the changes, and that she expressed the desire for open green space, which the developers stated they agreed to up until three weeks ago. Ms. Palsette stated that she, as well as other residents, would like for there to be more green space for privacy and for noise reduction.

Joy Arevalo, 4621 Miramar, commented that her concerns for the project being behind them is that it adds no value to Marbella, the development hurts quality of life, due to higher amount of traffic it will generate, the possibility of above ground power lines, the fact that the houses there are smaller and could lower the value of the houses in Marbella, possible noise issues, and whether there would be enough water supplies and commercial properties.

Leo Salazar, Whispering Lakes Subdivision, commented that he was concerned that there would be too many houses built per acre with the changes, the traffic and crime would increase, the schools would become too congested, there would be privacy issues, and the community had to pay a premium for their privacy.

The public hearing was closed at 6:40 PM.

Mr. LeBlanc commented that the buffer between neighborhood sections was removed for safety reasons by staff, there will be no commercial properties in the PUD, the project will be a higher standard than Marbella, and will not hurt property values, Madrid Lane was platted as a connector road, and water will be connected there, but not sewer, the water will be looped through Whispering Lakes, allow a continuous flow of water, the infrastructure is City infrastructure, there will be no additional power lines, they are already there, any additional ones will meet City ordinances, the lot sizes are the same as those in Marbella.

Mr. Turner asked what would happen if they wanted to change the PUD later on.

Mr. Linenschmidt stated the PUD allows for flexibility and a 15 percent change without having to go before City Council for approval, if they makes changes, it will be compared to the Master Plan that would be approved today, and they would have to go through same process as tonight; a public meeting, a review by staff, and a public hearing.

Mr. Arnold asked if the road that goes through Marbella capable of handling more traffic.

Mr. Linenschmidt stated yes, which has been confirmed through a Traffic Impact Assessment, but there will also be recommendations based on the Traffic Impact Assessment, such as a traffic signal being placed at the intersection of Madrid and F.M. 646.

Jay Morris, Project Engineer, commented that they did account for the total build out of Marbella and made recommendations of based on the build outs and took into account the possibility of the Texas Department of Transportation does not expand F.M. 646 or create a left turn lane, and while there will be 550 homes, not all of the traffic will be going north, and those in Marbella could go south through Quail Point, decreasing the traffic.

Mr. Alderman asked if it was always the City's plan to have Madrid go through the area.

Mr. Linenschmidt stated yes, to go to F.M. 646, and that specific land was annexed for the purpose of providing connection to F.M. 646.

Mr. Arnold asked if there would be two entrances.

Mr. Linenschmidt stated yes, along the northern side, near Marbella, and the southern side connecting to F.M. 646.

Matt Stoops, Land Planner, commented that they are the planners for Marbella and did the PUD for Marbella, and during that PUD, they were required to show a connection of Madrid to F.M. 646.

Mr. Alderman asked if the project was done without the PUD, would there be a buffer yard between the new and old development.

Mr. Linenschmidt stated no.

Mr. Bindhammer commented that there was research done on the impact of traffic and on the environmental impacts, and was more detailed than expected.

Mr. Arnold made a motion to approve Zone Change Application, Z15-17 (Lakes of Quail Pointe).

Mr. Bindhammer seconded the motion.

Mr. Alderman commented that a he was like to add a recommendation to City Council, requesting the posting of "construction traffic prohibited" signs.

Mr. Arnold made a motion to approve Zone Change Application, Z15-17 (Lakes of Quail Pointe), with the requested amendment.

Mr. Bindhammer seconded the motion.

The motion passed unanimously by a vote of 5-0-0.