



**EXCERPT MINUTES FOR  
Z16-02 (ELLIS ROAD)  
CITY OF LEAGUE CITY  
PLANNING AND ZONING COMMISSION  
Monday, July 18, 2016 at 6:00 P.M.  
COUNCIL CHAMBERS  
200 W WALKER ST.**

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**I. Call to Order and Roll Call of Members**

*Douglas Turner opened the meeting at 6:00 PM.*

**Members Present:**

Doug Turner, Chair  
Richard McCullough  
Gary Walding  
Jon Schweinle  
Gene Bindhammer

**Members Absent:**

William Arnold  
Wayne Alderman

**City Staff:**

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

**IV. Public Hearings and Action Items from Public Hearings**

**B.** Hold a public hearing and take action on Zone Change Application, **Z16-02 (Ellis Road)**, a request to rezone approximately 5.0 acres from “RSF-20” (Single-family residential with a minimum lot size of 20,000 square feet) to “RSF-10” (Single-family residential with a minimum lot size of 10,000 square feet), legally described as Lots 1 thru 5 of the Creekwood Subdivision and Lot 6-A of the Amending Plat of Lot 6, Lot 7 and Restricted Reserve “B” of the Creekwood Subdivision, generally located north of West Main Street (FM 518), east of Bay Area Boulevard and west of Creekside Drive in League City, Texas.

*Mark Linenschmidt, Senior Planner for the City of League City, presented for the City, and City staff recommended approval.*

*Mr. Bindhammer asked if the idea was to sell the lots one at a time.*

*Mr. Linenschmidt stated that the idea was to rezone the property so that the various owners could develop the lots with the proper setbacks, in accordance to the plat.*

*Mr. Werbiskis commented that the property was platted RSF-10, with standards as issued by the variance granted by the Zoning Board of Adjustments.*

*Mr. Turner asked if the lots would be staying the same, but the building lines would be changing.*

*Mr. Linenschmidt stated that the setbacks would be changing.*

*Mr. Turner asked if the lots would be staying the same.*

*Mr. Werbiskis stated there is always the potential for the lot lines to be reconfigured, but there are currently no changes to the lots.*

*Mr. Turner asked if it would just be the footprint of the house.*

*Mr. Werbiskis stated that was correct.*

*The public hearing was opened at **6:23 PM**.*

*Ella Winter – Co-owner of Lot 3, in the Creekwood Subdivision – commented that the property was zoned RSF-20 to prevent the thirteen lots there, which was accomplished, but now the current setbacks are preventing any reasonable development on the property. Ms. Winter commented that they also have a signed petition, she spoke to the neighbors, they have the support for most neighbors, and they will not be attracting traffic.*

*Glenn Davis – Ellis Road – commented that no one on Ellis Road opposes this.*

*Steve Pry – Ellis Road – commented that he wanted to give support to the request.*

*The public hearing was closed at **6:31 PM**.*

*Mr. Walding made a motion to approve Zone Change Application, Z16-02 (Ellis Road).*

*Mr. Schweinle seconded the motion.*

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