

May 3, 2016

Zoning and Planning Committee
League City

Re: Rezoning Application of Creekwood Subdivision

Dear Committee Member,

I am writing this letter to clarify the rationale for the rezoning application of the Creekwood Subdivision from RSF-20 to RSF-10. In 2015, we purchased Lot 3 of the Creekwood Subdivision. We discovered the subdivision was entirely non-conforming to the Chapter 125 Code of Ordinances for the City of League City. Research helped me to understand the reason an entire subdivision was created not conforming to the ordinance.

In 2005, at a City Council meeting amending Chapter 125 of the Code of Ordinances for the City of League City Entitled "Zoning" and Adopting Zoning Ordinances consistent with the Comprehensive Plan for League City, the council responded to a zoning petition by Ellis Rd residents for Z05-57 A an undeveloped 5 acre tract of land at the end of Ellis Rd. (now known as Creekwood Subdivision). It was noted the Development Review Committee recommended RSF-10 while P & Z recommended RSF-7 for the undeveloped area. Residents of Ellis Rd spoke out in opposition fearing there would be a large number of homes built and requested RSF-20 to limit the number of lots developed. The council was concerned RSF-20 would be creating an entire development of non-conforming lots. The 13 initially proposed lots were reduced to 7 lots. Since then 2 lots were combined resulting in 6 lots.

We have been as transparent as possible in this endeavor, going door to door and talking with the residents of Ellis St. and explaining our desire to rezone to RSF-10. We did not meet even one Ellis street resident who was opposed to the rezone. They have shown their support by signing a rezone petition. Even the original residents who spoke at the city council meeting (Dr. Chester Lynn Davis & Mr. Steven Pratt) full endorse this rezone and have offered to speak if needed.

The creation of non-conforming lots has caused both the City of League City difficulties as well as landowners. Since the lots have been developed and zoned RSF-20, rezoning RSF-10 will not allow for additional lots to be platted. Rezoning it RSF-10 will allow new construction to reflect the traditional character of Ellis St.

Thank you in advance for your help,



Emily Winter

emilywwinter@yahoo.com

832-621-7421

PETITION FORM

City of League City
www.leaguecity.com/



Zoning Case # and Description: Creekwood Subdivision Rezone from RSF-20 to RSF-10

I, Michael Winter, do hereby verify that I collected the information contained on this document and that the persons whose names are listed hereon did sign this document in my presence and that I witnessed their signature for the purposes stated herein.

Signatures of Person Collecting Names

522 Cedar Branch Dr., League City, Texas 77573 281-507-2934

emilywwinter@yahoo.com

Address

Telephone Number

E-Mail Address

Petition Background:

In 2005, a City Council meeting amending Chapter 125 of the Code of Ordinances for the City of League City Entitled "Zoning" and Adopting Zoning Ordinances consistent with the Comprehensive Plan for League City, Texas responded to a zoning petition by Ellis Rd residents for Z05-57A an undeveloped 5 acre tract of land at the end of Ellis Rd. (now known as Creekwood Subdivision). It was noted the Development Review Committee recommended RSF-10 while P& Z recommended RSF-7 for the undeveloped area. Residents of Ellis Rd spoke out in opposition fearing there would be a large number of homes built and requested RSF-20 to limit the number of lots developed. The council was concerned RSF-20 would be creating an entire development of non-conforming lots.

In Jan 2006, there was a request for rezoning of the undeveloped 5 acres to be rezoned to RSF-10 at a P&Z hearing. At that time, the proposed plan had 13 lots. The request was denied keeping it RSF-20. Later in 2006 P&Z approved a plat creating 7 residential lots with RSF-20. In 2009, the plat was recorded.

In 2014, lot 1 and lot 2 were given variances to RSF-15. In 2015, Lot 6&7 were re-platted creating 1 large residential lot bringing the total lots in Creekwood to 6 lots. At this time, only one home has been constructed with side set-backs of 15ft.

The creation of non-conforming lots has caused both the City of League City difficulties as well as landowners. Since the lots have been developed and zoned RSF-20, rezoning it to RSF-10 will not allow for more lots to be platted. Rezoning it to RSF-10 will help both landowners and the City of League City by conforming all the lots of Creekwood Subdivision.

Petition: We the undersigned of the property within 200', call on the City of League City, to rezone Creekwood Subdivision to RSF-10.

Property Owner Signature	Printed Name	Address or Tax ID #
1. <i>Emily Winter</i>	Emily Winter	
2. <i>M.R. Fletcher</i>	M.R. Fletcher	18 Ellis Rd
3. <i>Fay & Bob Hogg</i>	FAY & Bob Hogg	10 Ellis Rd
4. <i>Steve Pratt</i>	Steve Pratt	25 Ellis Rd
5. <i>Charla Pratt</i>	Charla Pratt	25 Ellis Rd
6. <i>Chester Lynn Davis</i>	Chester Lynn Davis	19 Ellis Rd
7. <i>Thomas Sampson</i>	THOMAS Sampson	20 Ellis Rd
8. <i>Phillip Rollins</i>	PHILLIP Rollins	15 Ellis Rd
9. <i>Hans Rasch</i>	Hans Rasch	13 Ellis Rd
10. <i>Daryl Ehrlich</i>	Daryl Ehrlich	4 Ellis Rd
11. <i>Ray Mackiewicz</i>	Ray Mackiewicz	8 1/2 Ellis

12. *Ed Dudley*

Zoning Petition Form
City of League City - Planning Department

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Updated 04/01/13

Property Owner Signature	Printed Name	Address or Tax ID #
15. <i>[Signature]</i>	Angela De Landrum	7 Ellis Road, LC
16. <i>[Signature]</i>	Dana D. Kromka	5 Ellis Rd., LC
17. <i>[Signature]</i>	Ever Pereira	26 Ellis Rd, LC
18. <i>[Signature]</i>	Malcolm Phillips	lot 2 + 5 Ellis Rd.
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PETITION FORM

City of League City
www.leaguecity.com



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Signatures of Person Collecting Names

522 Cedar Branch Dr., League City, Texas 77573 281-507-2934 emilywwinter@yahoo.com
Address Telephone Number E-Mail Address

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Petition: We the undersigned of the property within 200', call on the City of League City, to rezone Creekwood Subdivision to RSF-10.

Property Owner Signature	Printed Name	Address or Tax ID #
1.	David R. EVANS	30 Ellis Road
2.		League City, Tx 77573
3.		Lot #6
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PUBLIC INFORMATIONAL MEETING SIGN-IN

MEETING LOCATION: Entrance of Creekwood Subdivision

DATE: April 8, 2016

TIME: 5:30pm

PROJECT LOCATION: Creekwood Subdivision

Address: Lots 1-7 Creekwood Subdivision

PROJECT DESCRIPTION:

Rezoning from RSF-20 (Residential Single-Family with a Minimum Lot Size of 20,000 square feet) to RSF-10 (Residential Single-Family with a Minimum Lot Size of 10,000 square feet)

APPLICANT/PROPERTY OWNER: Michael & Emily Winter owner Lot 3 Creekwood

ADDRESS: 522 Cedar Branch Dr., League City

PHONE: 832-621-7421

EMAIL: emilywwinter@yahoo.com

Property Owner Signature	Printed Name	Address or Tax ID #
1. Proxy Helen Seitz	Byron + Rang Berry	341 Creekside Dr
2. Proxy Helen Seitz	Thom + Linda Reynolds	1490 Fox Run Ln
3. Proxy Helen Seitz	Paul Manning	431 Creekside Dr
4. Proxy Helen Seitz	Jack Pross	471 Creekside Dr
5. Proxy Helen Seitz	Karen Studin	321 Creekside Dr
6. Proxy Helen Seitz	Reanna Wilson	251 Creekside Dr
7. Proxy Helen Seitz	HOA Creekside Dr	310 Creekside Dr
8. Helen Seitz	Helen Seitz	451 Creekside Dr
9. Dianne Hagerman	Dianne Hagerman	401 Creekside Dr
10. Proxy - Bill Hagerman	Bill Hagerman	401 Creekside Dr
11. Charles Hunsucker	Charles Hunsucker	330 Creekside Dr
12. Judith Hunsucker	Judith Hunsucker	330 Creekside Dr
13. Wade Williams	Wade Williams	350 Creekside Dr
14. Sadie Memek	Sadie Memek	331 Creekside Dr
15. Sam Memek	Sam Memek	331 Creekside Dr
16. Steve Pmt	Steve Pmt	25 Ellis Rd
17. David Evans	David Evans	46 Ellis Rd. (Lot 617)
18. Matthew Hyde	Matthew Hyde	360 Creekside Dr
19. Proxy Helen Seitz	Tulie Hyde	360 Creekside Dr
20. Proxy Helen Seitz	Lauren L. Henry	421 Creekside Dr
21. Lauren L. Henry		
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Issues and concerns may be submitted to:

Richard Werbiskis, AICP
Assistant Director
Planning and
Development
City of League City
300 W Walker St
League City,
Texas 77573
281 554-1084 - Direct
Richard.Werbiskis@leaguecity.com

Discussions/Concerns	Raised by
Would Request 30' rear setback remain	David R. Eganis Wake Williams
' Ditto '	The Hogenson
Ditto	L. H. H. H. H. H. 3400 E. H. H. H. H.
Keep 30' rear setback	Helen Seitz + 7 proxies + 2

would request 30' rear set back remain.

Lauren J. H. H. H.

HOME OWNER PROXY

BYRON & NANCY BERRY (the "Homeowner") of
341 CREEKSID DR., League City, TX 77573 is entitled to vote at the public
informational meeting on April 8th, 2016 at the Entrance of Creekwood Subdivision.

The undersigned designate(s) and appoint(s) Helen Seitz of 451 Creekside Drive,
League City TX 77573 as the Proxy for the Homeowner.

By this designation of Proxy, the Proxy may attend and represent the Homeowner with the full
power to vote and act for the Homeowner in the same manner, to the extent and with the same
effect as if the Homeowner were personally present.

This designation of proxy shall be effective immediately and shall be in effect on April 8th, 2016
only.

The Proxy shall have the full power, as the Homeowners' substitute, to represent the
Homeowner and vote on all issues and motions that are properly presented at the meeting for
which this designation of Proxy is effective. The Proxy shall have the authority to vote entirely at
the discretion of the Proxy.

Date of Signing: 4/7/16

HOMEOWNER:

Byron Berry
signature

BYRON BERRY
print name

HOME OWNER PROXY

Thomas & Linda Reyworth
(the "Homeowner") of
490 Fox Run Lane, League City, TX 77573 is
entitled to vote at the public informational meeting on April 8th,
2016 at the Entrance of Creekwood Subdivision.
The undersigned designate(s) and appoint(s) Helen Seitz of 451
Creekside Drive,
League City TX 77573 as the Proxy for the Homeowner.

By this designation of Proxy, the Proxy may attend and
represent the Homeowner with the full power to vote and act for
the Homeowner in the same manner, to the extent and with the
same effect as if the Homeowner were personally present.

This designation of proxy shall be effective immediately and
shall be in effect on April 8th, 2016 only.

The Proxy shall have the full power, as the Homeowners'
substitute, to represent the Homeowner and vote on all issues
and motions that are properly presented at the meeting for which
this designation of Proxy is effective. The Proxy shall have the
authority to vote entirely at the discretion of the Proxy.

Date of Signing: 04-07-2016

HOMEOWNER:

T. R. REYWORTH
SR Reyworth
signature

4/7/2016
print name

HOME OWNER PROXY

Paul M. Manino.....(the "Homeowner") of
451 Creekside Dr......, League City, TX 77573 is entitled to vote at the public
informational meeting on April 8th, 2016 at the Entrance of Creekwood Subdivision.

The undersigned designate(s) and appoint(s) Helen Seitz of 451 Creekside Drive,
League City TX 77573 as the Proxy for the Homeowner.

By this designation of Proxy, the Proxy may attend and represent the Homeowner with the full
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the discretion of the Proxy.

Date of Signing: 4/8/16

HOMEOWNER:

Paul M. Manino
signature

Paul Manino
print name

HOME OWNER PROXY

JACKIE L. MARGARET PLOSS (the "Homeowner") of

471 Creekside Dr. League City, TX 77573 is entitled to vote at the public informational meeting on April 8th, 2016 at the Entrance of Creekwood Subdivision.

The undersigned designate(s) and appoint(s) Helen Seitz of 451 Creekside Drive, League City TX 77573 as the Proxy for the Homeowner.

By this designation of Proxy, the Proxy may attend and represent the Homeowner with the full power to vote and act for the Homeowner in the same manner, to the extent and with the same effect as if the Homeowner were personally present.

This designation of proxy shall be effective immediately and shall be in effect on April 8th, 2016 only.

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Date of Signing: 4-8-16

HOMEOWNER:

Jackie L. Margaret Ploss
signature

JACKIE L. MARGARET PLOSS
print name

HOME OWNER PROXY

Karen Study (the "Homeowner") of 321 Creekside Drive, League City, TX 77573 is entitled to vote at the public informational meeting on April 8th, 2016 at the Entrance of Creekwood Subdivision.

The undersigned designate(s) and appoint(s) Helen Seitz of 451 Creekside Drive, League City TX 77573 as the Proxy for the Homeowner.

By this designation of Proxy, the Proxy may attend and represent the Homeowner with the full power to vote and act for the Homeowner in the same manner, to the extent and with the same effect as if the Homeowner were personally present.

This designation of proxy shall be effective immediately and shall be in effect on April 8th, 2016 only.

The Proxy shall have the full power, as the Homeowners' substitute, to represent the Homeowner and vote on all issues and motions that are properly presented at the meeting for which this designation of Proxy is effective. The Proxy shall have the authority to vote entirely at the discretion of the Proxy.

Date of Signing: 8 April 2016

HOMEOWNER:

Karen Study

Signature

Karen Study

print name

HOME OWNER PROXY

KENNETH & REGINA WILSON (the "Homeowner") of
251 Creekside Dr League City, TX 77573 is entitled to vote at the public
informational meeting on April 8th, 2016 at the Entrance of Creekwood Subdivision.

The undersigned designate(s) and appoint(s) Helen Seitz of 451 Creekside Drive,
League City TX 77573 as the Proxy for the Homeowner.

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the discretion of the Proxy.

Date of Signing: 4-8-16

HOMEOWNER:

Regina Wilson
signature

REGINA WILSON
print name

not on 500'
list

CREEKSIDE ESTATES

Home Owners' Association
310 Creekside Drive * League City TX 77573

April 6, 2016

TO WHOM IT MAY CONCERN:

My name is Jack L. Ploss. I am the president of the Homeowners Association of Creekside Estates.

If I am not able to attend the public informational meeting at the Creekwood Subdivision on April 8, 2016 with regards to rezoning from RSF-20 to RSF-10, then I would like Helen Seitz to represent me, along with the Board of Creekside Estates.

It is the Boards feeling, as well as Creekside Estates residents, that to reduce the size of the Creekwood Lots would devalue all properties in our neighborhood. We are against rezoning from RSF-20 (Residential Single-Family with a Minimum Lot Size of 20,000 square feet) to RSF-10 (Residential Single-Family with a Minimum Lot Size of 10,000 square feet).

League City is a modern growing city and we feel it is not appropriate to change the characteristics of our area.

We would appreciate any consideration in this matter.

Sincerely,


Jack L. Ploss, President


Tom Keyworth, Vice-President

HOME OWNER PROXY

I Matthew Hyde (the "Homeowner") of
360 CREEKSIDE DR, League City, TX 77573 is entitled to vote at the public
informational meeting on April 8th, 2016 at the Entrance of Creekwood Subdivision.

The undersigned designate(s) and appoint(s) Helen Seitz of 451 Creekside Drive,
League City TX 77573 as the Proxy for the Homeowner.

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which this designation of Proxy is effective. The Proxy shall have the authority to vote entirely at
the discretion of the Proxy.

Date of Signing: 4/8/16

HOMEOWNER:

Matthew Hyde

signature

Matthew Hyde

print name

HOME OWNER PROXY

I Julie Hype (the "Homeowner") of
360 Creekside Dr., League City, TX 77573 is entitled to vote at the public
informational meeting on April 8th, 2016 at the Entrance of Creekwood Subdivision.

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the discretion of the Proxy.

Date of Signing: 4/8/16

HOMEOWNER:

Julie Hype
signature

JULIE HYPE
print name