



**EXCERPT MINUTES FOR
SUP16-02 (DUNAN SAND PIT)
CITY OF LEAGUE CITY
PLANNING AND ZONING COMMISSION
Monday, August 29, 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 6:02 PM.

Members Present:

Douglas Turner, Chair
Richard McCullough
Gene Bindhammer
William Arnold
Wayne Alderman
Gary Walding

Members Absent:

Jon Schweinle

City Staff:

Paul Menzies, Director of Planning and Development
Kris Carpenter, Planning Manager
Mark Linenschmidt, Senior Planner
Kayla Davis, Planner
Nghiem Doan, Ex Officio, City Attorney

III. Public Hearings and Action Items from Public Hearings

- A. Hold a public hearing and make a recommendation to City Council for Special Use Permit Application, **SUP16-02 (Duncan Sand Pit)**, to allow a sand pit [excavation and mining use] to be constructed on a 418.8-acre tract of land zoned “RSF-7-PUD” (Single-family residential with a minimum lot size of 7,000 square feet with a Planned Unit Development Overlay), generally located north of FM 517, south of Ervin Street, and west of Calder Road with the approximate address being in the 7000 block of West FM 517 in League City, Texas.

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

The public hearing was opened at 6:12 PM.

The public hearing was closed at 6:13 PM.

Mr. Walding asked who would be responsible for cleaning up after the approximate 9,000 trucks and inquired about the intent of the bond and liability insurance requirements in regard to negative impact incurred to city streets.

Mr. Linenschmidt answered that a traffic impact study was conducted and reviewed by staff. Based on the amount of soil and truck capacity, the TIA indicated peak hour traffic would be 15 trucks per hour. In addition, the intent of the bond and liability insurance requirement would be to cover any unforeseen issues that the owner would be unable to cover. The bond would be held by the city and the liability insurance policy would be held by the owner during the operation time period.

*Mr. Walding inquired how many more yards were anticipated to be removed.
Mr. Linenschmidt replied an estimated 1.3 million yards was anticipated.*

Mr. Arnold recused himself from discussion.

*Mr. Walding inquired if an additional 1 million yards would equal an approximate 100,000 trucks.
Mr. Goza-Applicant- answered that would be an accurate estimate.*

Mr. Goza-Applicant- informed that all work would be conducted on TX DOT roads; City of League City roads would not be impacted.

*Mr. Alderman asked for a traffic route.
Mr. Linenschmidt replied there would be no particular route due to public purchase. As it would be a point of sale, it would be similar to a retail site, in which the TIA estimated that traffic would be dispersed half east and half west. Additionally, the only access would be from FM 517, which was a TX DOT road way.*

*Mr. Bindhammer asked who was responsible for clean-up.
Mr. Goza-Applicant- stated that the sand pit operator would be responsible for clean-up.*

Mr. Walding commented after the load left FM 517, an estimated 100,000 trucks could go anywhere from that site as it would be open to public sale.

Mr. Alderman opined that the land would be otherwise left undeveloped if detention was not put in.

Mr. Goza-Applicant- stated that the customer would be purchasing dirt from another location if not this one; therefore traffic impact would remain unchanged. He added that the project would take place over several years.

Mr. Walding asked if all trucks would have insurance.

Mr. Goza-Applicant- stated that the trucks would be inspected for insurance requirements.

Mr. Alderman made a motion to approve a recommendation to seek city council for the Special Use Permit Application, SUP16-02 Duncan Sand Pit, with the inclusion of staff's recommendations.

Mr. McCullough seconded the motion.

The motion passed by a vote of 4-1-1. Commissioner Walding voted in opposition.*

*William Arnold abstained from voting**

VI. Adjournment

Douglas Turner adjourned the meeting at 6:55 PM.

CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE NOTICE OF MEETING WAS POSTED ON THE BULLETIN BOARD AT CITY HALL OF THE CITY OF LEAGUE CITY, TEXAS, ON OR BEFORE THE 26th DAY OF AUGUST 2016, BY 6 PM, AND WAS POSTED IN ACCORDANCE WITH CHAPTER 551, LOCAL GOVERNMENT CODE (THE TEXAS OPEN MEETINGS ACT). ITEMS POSTED IN THE OPEN SESSION PORTIONS OF THIS AGENDA MAY ALSO BE DISCUSSED IN CLOSED OR EXECUTIVE SESSION IN ACCORDANCE WITH THE PROVISIONS OF THE TEXAS OPEN MEETINGS ACT.

NOTICE IS HEREBY GIVEN THAT THE PRESENCE OF A QUORUM OF THE MEMBERS OF CITY COUNCIL AT ANY TIME DURING THE COURSE OF THE ABOVE-REFERENCED PROCEEDING MAY CONSTITUTE A MEETING OF CITY COUNCIL PURSUANT TO THE TEXAS OPEN MEETINGS ACT, CHAPTER 551 OF THE TEXAS GOVERNMENT CODE. BY THIS NOTICE, THE PUBLIC IS HEREBY ADVISED OF SAID MEETING NOT LESS THAN 72 HOURS IN ADVANCE OF THE DATE, TIME AND LOCATION NOTED ABOVE.

Kris Carpenter
Planning Manager

Douglas Turner
Chairman, Planning & Zoning Commission

Date minutes approved: _____