



**MEETING MINUTES
CITY OF LEAGUE CITY
PLANNING AND ZONING COMMISSION
Monday, August 20, 2018 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 p.m.

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- B. Hold a public hearing and make a recommendation to City Council on Zone Change Application, PUD-17-0006 (Town Harbour Estates PUD), a request to rezone approximately 37.5 acres from "CM" (Commercial Mixed Use), "RSF-7" (Single-Family Residential with a minimum lot size of 7,000 square feet) and "RSF-5" (Single-Family Residential with a minimum lot size of 5,000 square feet) to "RSF-7-PUD" (Single-Family Residential with a minimum lot size of 7,000 square feet within a Planned Unit Development Overlay) and "RSF-5-PUD" (Single-Family Residential with a minimum lot size of 5,000 square feet within a Planned Unit Development Overlay), legally described as Tracts 2, 2-1, 2-2 and 4 of the M. Muldoon Survey, Lot 35 and the southern 10 feet of Lot 34, Block 5 of the Lakeside Addition Subdivision, Lot 34, Block 6 of the Lakeside Addition Subdivision, and Lots 1 thru 16, Block 9 of the Lakeside Addition Subdivision, generally located on the west side of Lakeside Drive, north of Marina Bay Drive (FM2094) and east of South Shore Boulevard in the 600 block of Lakeside Drive in League City, Texas.

Mark Linenschmidt, Senior Planner, gave a presentation on behalf of the City of League City.

Joe Watson, Applicant, gave a presentation on behalf of himself for Town Harbour Estates PUD.

Ms. Arnold stated she could not support mitigation for trees being on private property. Mitigated trees need to be planted in the common areas of the subdivision.

Ms. Arnold asked how many acres are designated common area in the subdivision.

Mr. Watson, replied that 3 3/4 acres are designated common area in the subdivision.

Mr. Olkowski asked what type of trees Mr. Watson would recommend with a tap root that grows down.

Mr. Watson replied that he was unable to answer that question at this time.

Mr. Turski asked what will happen to the large trees at the edge of the water.

Mr. Watson replied that they will be replaced with smaller trees.

Ms. Arnold asked if the developer would be installing flapper valves at the inlets to prevent flooding.

Jack Carter, Dannenbaun Engineering, replied they would not be installing flapper valves at the inlets.

Mr. Turner opened the public hearing at 6:52 pm.

Cornal O'Reily, 605 Lakeside Drive, stated his concerns about flooding on Lakeside Drive when the subdivision is built.

Grace Cotrone, 522 Lakeside Drive, stated her concerns about flooding if the proposed canal cannot contain the runoff from the subdivision.

Jon Sieweys, 22 Valmar Street, stated his concerns regarding the appearance of the fence located on the east side of the canal.

Steven Rosenbaum, 510 West Drive, asked if Lakeside Drive would be repaved beyond West Drive.

Mr. Watson replied that Lakeside Drive would be repaved up to West Drive.

Mr. Rosenbaum asked if the road would be fifteen feet above the water line.

Mr. Carter replied the finished lots for Town Harbour at the highest point will be fifteen and one-half feet above the waterline. The streets that curve within the private section of Town Harbour will be twelve feet above the waterline.

Cynthia Bradley, 525 Lakeside Drive, stated that the proposed drainage plan looked good on the developer's website. She asked how the drainage will tie into Lakeside Drive.

Mr. Carter replied that the curve returns will be in place and tie into the existing paving on Lakeside Drive.

Andrienne Blume, 313 West Drive, stated her concern that Bluebonnet would be used as a secondary road and flooding from the subdivision.

Lawrence Gurley, 4417 Champion Street, stated his concern for flooding and the small streets.

Mr. Sieweys stated his concern for the construction of the subdivision effecting his neighborhood.

Mr. Watson stated that Lakeside Drive will be rebuilt first for heavy machinery to have access into the subdivision.

David Sedmak, 406 Lakeside Drive, stated his concerns about the swale adjacent to the lots on West Drive.

Mr. Watson replied that the swale will have inlets that move the water into the development drainage system.

Jay Holly, 2801 Bluebonnet, stated that he supports the development of the subdivision and the proposed drainage plan.

Rachael Sedmak, 406 Lakeside Drive, stated that they will be inconvenienced and reap no benefits from the Town Harbour Development.

Mike Hodason, 313 West Drive, asked if the city would address the current drainage problems on West Drive.

Mr. Carpenter replied that he would have someone from engineering contact him about the drainage in his neighborhood.

Christopher Sims, Director of Engineering, stated there were no capital improvement plans at this time for West Drive.

Christopher Sims stated that the Bluebonnet and Enterprise would be an access for emergency vehicles entering and exiting.

Mr. Turner closed the public hearing 7:55 pm.

Ms. Arnold moved to approve the zone change application PUD-17-0006 Town Harbour Estates with the associated PUD document with conditional approval of variance request 1-5.

Mr. Lee seconded the motion.

Mr. Carpenter clarified that the motion did not include the variances regarding masonry and tree replacement.

Mr. Lee resended his seconded motion.

The Commissioners had a discussion.

Mr. Lee made a motion to approve all 7 variances and PUD-17-0006.

Mr. Bindhammer seconded the motion

The motion passed by a vote of 5-1-0

*Ms. Arnold voted to deny the motion.

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II. Adjournment

Mr. Turned adjourned the meeting at 8:03 pm.

Ms. Frankie Legaux AICP
Assistant Director of Planning and Development

Mr. Douglas Turner
Chairman, Planning & Zoning Commission