



**MEETING MINUTES
CITY OF LEAGUE CITY
PLANNING AND ZONING COMMISSION
Monday November 5, 2018 at 6:00 P.M.
COUNCIL CHAMBERS
200 W WALKER ST.**

I. Call to Order and Roll Call of Members

Mr. Turner opened the meeting at 6:00 p.m.

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V. Public Hearing and Action Items

A. Hold a public hearing and make a recommendation to City Council on Zone Change Application, PUD-17-0008 (Duncan PUD), a request to rezone approximately 41.65 acres from "RSF-7" (Single-Family Residential with a minimum lot size of 7,000 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 the repeal of Ordinance No. 2006-65, to create a new Planned Unit Development totaling 1,747.4 acres in size, legally described as portions of the Perry and Austin Survey, Abstract 19; I.R. Lewis Survey, Abstract 15; I. & G.N. Railroad Survey, Section 1, Abstract 607, the J.C. League Survey, Abstract 661 and the C.W. Pressler Survey, Abstract 649, generally located along the north side of Farm to Market Road 517, south of League City Parkway and west of Calder Road in the 7000 to 8000 block of Farm to Market Road 517 in League City, Texas.

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

Mr. Olkowski asked how a piece of property located within League City can serve three school districts. Kris Carpenter, Planning Manager, replied that the school districts determine their own boundaries, the city is large and with a thousand acres it's very likely that more than one school district could intersect a property.

Mr. Turski asked if Landing Blvd. was going to cross and not go under the Grand Parkway.

Matt Stoops, LJA Engineering, replied that Landing Blvd will be going underneath the Grand Parkway.

Mr. Turski asked if the power lines surrounding the property would be buried underground.

Matt Stoops replied that the current ordinance allows for three phase power lines to run along the perimeter of this project.

Mr. Carpenter stated that this exhibit shows three phase power lines along the perimeter, arterials, Grand Parkway and up Landing Blvd. Everything not shown in this exhibit will be buried underground.

Mr. Turner opened the public hearing at 6:19 pm.

Martin Risinger, 2360 Mary Lane, stated his concerns about flooding if Hobbs Road is built behind his house.

Cece Risinger, 2360 Mary Lane, stated they were not notified about the development of the adjacent property.

A Citizen spoke from the crowd and was inaudible

Steve Sheldon, Dannenbaum Engineering, stated that the ditches are being dug deeper to help any overflow of water created from the development.

A Citizen spoke from the crowd and was inaudible

Nghiem Doan, City Attorney, stated that comments made from citizens should be addressed from the podium.

Mr. Turner stated that 247 notices were mailed to citizens living within the 500-foot radius of the property being developed and there were no communications in favor or opposition to the request.

Jerry Orr, 2060 Mary Lane, stated his concerns for flooding on the west side of Mary Lane and not being notified about rezoning of adjacent property.

Mr. Carpenter stated that the land in question has been zoned residential since the PUD was adopted in 2003. A new developer purchased the property and reduced the density of the lots from 50 to 80 feet, which allows for less density for more open and green space

Holly Orr, 2060 Mary Lane, stated her concerns for the location of Hobbs road to her property and a detention pond that is not being maintained for proper drainage.

Mr. Carpenter stated that he would take her contact information and provide a copy of the Preliminary Plat that has been approved for the section showing the location of Hobbs Road.

Mr. Linneschmidt stated that the notifications received by citizens have a phone number and address, if you have a question or would like to make an appointment to speak with a staff member, please don't hesitate to call or come by.

Mr. Turner closed the public hearing at 6:42 pm.

Ms. Arnold stated she could not find Mary Lane on the map presented by staff.

Mr. Linenschmidt replied Mary Lane was located east of the proposed Hobbs Road.

Ms. Ramirez asked what the city is doing about drainage.

Matthew Brown, Assistant City Engineer, stated that a drainage study and draining analysis is done prior to approval of any development in League City, the development in question cannot create any adverse conditions for adjacent properties.

A Citizen spoke from the crowd and was inaudible.

Mr. Sheldon stated the flow of water from this PUD will be diverted from the northeast side of Mary Lane into a Bay Colony detention pond.

Mr. Brown stated that there is a new ordinance that required new developments to design to the five-hundred-year flood.

A Citizen spoke from the crowd and was inaudible.

Mr. Poole stated Mary Lane and Tallow Forest were developed prior to any studies being done on drainage and flooding.

Mr. Bindhammer made a motion to approve PUD-17-0008 (Duncan PUD).

Mr. Turski seconded the motion.

The motion passed by a vote of 6-0-1.

Pam Arnold abstained from the vote.

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VII. Adjournment

Mr. Turner adjourned the meeting at 6:53 pm.