

Zoning Change - MAP-19-0012 (Bahia Cove Phase 2)

Request	Hold a public hearing and make a recommendation to City Council for Zone Change application, MAP-19-0012 (Bahia Cove Phase 2) , a request to rezone approximately 4.493 acres from “CG” (General Commercial) to “RMF-1.2” (Multi-Family Residential with a maximum density of 36 dwelling units per acre), land legally described as all of a 2.558 acre tract of land, Abstract 19, Perry & Austin Survey, Tract 63-1, and all of a called 1.935 acre tract of land, legally described as being Abstract 19, Perry & Austin Survey, Tract 63, generally located along the north side of FM 517, east of Calder Road and west of Bay Sky Drive.
Applicant	Stephen Zuloaga—WRH Realty, Inc.
Owner(s)	Ji Hyun ICTM, President — JJJ WELL, LP Tim Foley, Executive Vice President — Coastal Community Federal Credit Union
City Council	Public Hearing & First Reading – <i>July 9, 2019</i> ; <i>Second Reading – July 23, 2019</i>
Location	Generally located along the North side of FM 517, East of Calder Road and West of Big Sky Drive.
Citizen Response	38 – Notices Mailed to Property Owners within 500 feet 0 – Communications of Support Received 12 – Petition Signatures from Properties within 500 feet 21 – Petition Signatures from Properties outside 500 feet 3 – Petition Signatures from Properties outside the City of League City
Attachments	1. Aerial & Utility Map 2. Zoning Map 3. Future Land Use Plan 4. Applicant’s Conceptual Site Plan & Elevations 5. Opposition material submitted to City by surrounding property owners 6. Land Uses & Development Regulations

The Commission should consider the following criteria in its deliberation to support its recommendation for approval or denial.

Background	<p><u>August 10, 1999</u> – The properties were initially zoned as “Suburban Development-Commercial” and “PUD” (Planned Unit Development).</p> <p><u>February 22, 2005</u> – The properties in this request were zoned “CG” (General Commercial) and “PUD” (Planned Unit Development) as a result of the Zoning Map and Text Amendment of 2005.</p> <p><u>August 30, 2005</u> – Both properties in this request were zoned “CG” (General Commercial).</p> <p><u>January 23, 2019</u> – The applicant held a neighborhood meeting for the proposed rezoning. The meeting attendance sheet submitted by the applicant indicated that 26 people were in attendance.</p> <p><u>January 29, 2019</u> – The applicant submitted an application for a Zoning Map Amendment.</p> <p><u>March 8, 2019</u> – Planning staff sent public hearing notices to the surrounding property owners and installed public hearing signs on the property.</p> <p><u>March 10, 2019</u> – Notice of public hearings published in the newspaper.</p> <p><u>March 26, 2019</u> – Notice of opposition and a petition was submitted to the Planning Department. Of the signatures provided, 4.6% of area within the 200-foot buffer surrounding the zoning site are</p>
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represented in the petition. Because 20% of the area was not represented in the petition, a simple majority of the City Council can approve this request.

April 1, 2019 – Planning & Zoning Commission held a public hearing and made a recommendation of denial to City Council regarding the request.

April 23, 2019 – Public notice was initially posted for City Council to hold a public hearing and hear the item on first reading. The applicant requested to start the entire process over, due to the incorrect acreage being published in the initial hearing notice. The request was never considered by City Council.

June 17, 2019 – Planning & Zoning Commission to hold a public hearing and make a recommendation to City Council on the request.

July 9, 2019 – City Council to hold a public hearing and hear the item on first reading.

Purpose of Request

The applicant is requesting to rezone two parcels to allow for the construction of apartments. This would be an expansion of the adjacent Bahia Cove apartment complex. The use is not permitted in the current General Commercial zoning district. If approved, the request will allow for multifamily uses (townhomes, duplexes, condominiums, and apartments) by right.

Site and Surrounding Area

The rezoning request consists of two adjoining parcels totaling 4.493-acres fronting FM 517.

The subject properties are currently undeveloped and situated between two existing apartment developments to the east and west. To the north, beyond the existing multifamily property, are portions the Bay Colony Pointe development, and FM 517 and the Dickinson City Limits to the south of the property.

Direction	Abutting Zoning	Abutting Land Use
North	“RMF-1.2/PUD”	Bahia Cove Apartments within the Bay Colony Planned Unit Development
South	ROW & City of Dickinson	FM 517 and Dickinson City Limits
East	“RMF-1.2/PUD”	Bahia Cove Apartments within the Bay Colony Planned Unit Development
West	“RMF-1.2/PUD”	Mariposa Apartments within the Bay Colony Planned Unit Development

Conformity with Comprehensive Plan

The Future Land Use Map in the 2035 Comprehensive Plan identifies the land use type as “Enhanced Auto-Dominant Commercial.”

Enhanced Auto-Dominant Commercial focuses on creating convenience and access for the end-user in an almost exclusively auto-centric environment, typically consisting of mainly “strip retail”, “big-box” developments and office space. The proposed use is not consistent with the Future Land Use Plan.

Zoning Analysis

The properties are unique in that they are situated between two zoned and developed multifamily complexes. While the subject parcels do not directly abut any property zoned single-family residential, there are residential subdivisions in the northern vicinity, directly above the existing Bahia Cove Apartments. These single-family properties have been adjacent to multifamily uses since their construction. The existing portion of Bahia Cove was established prior to the development of the Bay Colony Pointe subdivision, and the Mariposa Apartments to the west of the subject property were established in late 2012.

The applicant is proposing to construct two multifamily buildings totaling 78 units. It should be noted that while the requested zoning district (RMF-1.2) allows for more unit density, development requirements will have limitations that are specific to the property. In order to

accommodate various requirements—parking, parkland, open space, water availability, etc.—the applicant’s conceptual plan would satisfy current zoning and site development requirements; a plan with a unit density of only 20.586 units per acre, compared to the 36 units per acre permissible under the “RMF-1.2” zoning district. With this conceptual plan for the site in mind, it is unlikely that the proposed development will generate a notable impact to the area’s quality of life when compared to the existing multifamily developments bordering the subject properties. Since the previous meeting, the applicant has revised the plans to depict a 10’ tall privacy fence and tree planting along the northern property line shared by the residential properties to further screen the apartments. Although the conceptual plan shows a lower density and buffer yard, if the rezoning is approved the apartments could be developed with a different site layout and density, subject to all other development requirements.

Should the proposed rezoning be approved, multifamily uses (townhomes, duplexes, condominiums, and apartments) would be allowed by right. A list of land uses and development requirements are provided in an attachment (*see Sec.125-71*). It is important to note that the proposed site plan is conceptual and only the zoning is being considered at this time.

Access and Traffic Impacts

Access is proposed from an internal connection with the existing Bahia Cove development and a possible access point along FM 517, subject to the approval and conditions of the Texas Department of Transportation.

FM 517

	Existing Conditions	2018 Master Mobility Plan
<i>Roadway Type</i>	Major Arterial	Major Arterial
<i>ROW Width</i>	120 Feet	Variable Width
<i>Pavement Width and Type</i>	2-lane, divided with a center left turn lane, 40-foot wide asphalt farm-to-market road width with open ditch.	Plans subject to TX DOT planning, design and funding constraints.

Trip Generation Projections & Scenarios

Given the current General Commercial zoning of the properties, a number of different uses are permissible on this site in a variety of configurations. Below are tables that provide a comparative view of the number of trips generated by the proposed use of apartments, compared to some potential commercial uses currently allowed by right. The information provided below are projections based on the Institute of Traffic Engineers (ITE) Trip Generation Manuals and the City of League City Engineering Criteria.

Apartments (Generic), 78 Units [Proposed Units]	
Daily Trips (weekday)	519
AM Peak Hour Trips (weekday)	40
PM Peak Hour Trips (weekday)	48

Apartments (Generic), 118 Units [Maximum Units]	
Daily Trips (weekday)	785
AM Peak Hour Trips (weekday)	60
PM Peak Hour Trips (weekday)	73

Commercial (Retail/Shopping Center), 28,000 square feet	
Daily Trips (weekday)	1,202
AM Peak Hour Trips (weekday)	28

PM Peak Hour Trips (weekday)	104
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Commercial (Restaurant with a Drive-thru), 4,000 square feet	
Daily Trips (weekday)	1,984
AM Peak Hour Trips (weekday)	197
PM Peak Hour Trips (weekday)	134

Based on the trip generation charts, the proposed development, with 78 dwelling units, would have a lesser impact to traffic than a variety of the currently permissible uses; most notably, a stand-alone 4,000 square-foot restaurant with a drive-thru service would generate more daily trips than 78 apartment units and 28,000 square-feet of retail/shopping center combined. Should the maximum number of units permissible in the RMF-1.2 zoning district be developed, the daily trips generated could potentially be 904 one-way trips.

If the request is approved, the developer would be required to submit a Traffic Impact Analysis (TIA) for review and consideration by the City Engineer. The TIA would consider trips generated, existing roadway conditions and traffic volumes, and then determine what necessary improvements would need to be made to the frontage and adjacent roadways, and any access-points leading into the development in an effort to mitigate any possible impact to traffic conditions.

Utilities

Water

The applicant is proposing to connect to the public water system that traverses through the existing phase of Bahia Cove. The city's engineering department has determined that there is capacity for 8,860 Gallons Per Day (GPD) for this site. The developer is proposing 78 units (72 one-bedrooms and 6 two-bedrooms) at this time, which utilizes 6,060 GPD.

Maximum Capacity = 8,860 Gallons Per Day (GPD)			
Per Unit Average (GPD)	# of Units	Estimated Consumption (GPD)	Total Estimated Consumption
1 bedroom = 75 GPD	72 (proposed)	5,400 GPD	6,060 GPD
2 bedroom = 110 GPD	6 (proposed)	660 GPD	
1 bedroom = 75 GPD	118	8,860 GPD	8,860 GPD

Waste Water

For waste water services, the project engineer has determined that the existing private sewer lines in the Bahia Cove would be adequate for a connection supporting the additional units of the new phase.

Drainage

The applicant is currently proposing underground detention. Engineers for the city have indicated that this method of detention would be acceptable if the design and calculations support the intended development. Underground detention is required to have a maintenance program as any other method of detention would. It is important to note that the flows from this development's detention will be released into the States facilities along FM 517 and included in TXDOT's drainage system. At no point will this property drain into any city or Galveston County MUD 14 drainage facilities.

Floodplain

The parcel included in the zoning map amendment is currently located in "X" zone, which is outside of the 100-year and 500-year floodplain. Upon adoption of the updated FEMA FIRM maps, the property will be located in "Shaded X" zone, which is in the 500 year floodplain.

Criteria for Considering Rezoning

The Planning and Zoning Commission shall use the following criteria for considering their recommendation for approval or denial:

1. Conformance with the City's Comprehensive Plan and other City policies;
2. The character of the surrounding area;
3. The zoning and use of nearby properties, and the extent to which the proposed zoning and use would be compatible;
4. The suitability of the property for the uses permitted by right in the proposed zoning district;
5. The extent to which approval of the application would detrimentally affect nearby properties;
6. The extent to which the proposed use would adversely affect the capacity or safety of that portion of the street network or present parking problems in the vicinity of the property;
7. The extent to which approval of the application would harm the value of nearby properties;
8. The gain to public health, safety, and welfare due to denial of the application as compared to the hardship imposed upon the owner as a result of denial of the application; and
9. Exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood.

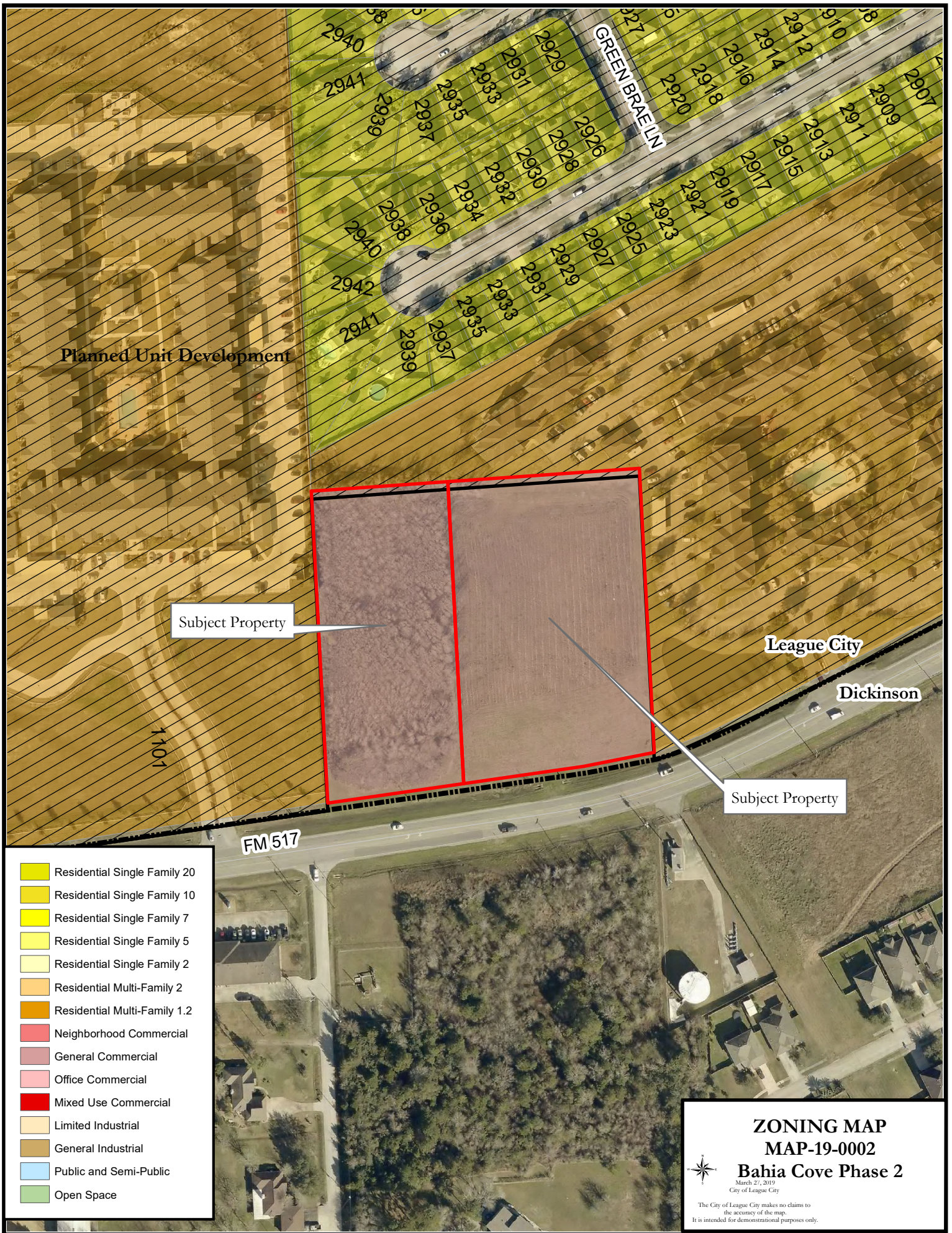
Staff Findings

Based upon the information provided, staff has determined:

- The proposed rezoning is consistent with the character of the area;
- There is sufficient capacity for water and sewer services for the property;
- The proposed uses permitted by "RMF-1.2" zoning district are suitable for the property;
- The rezoning would be removing potentially *retail sales tax generating* commercial tracts along a major thoroughfare;
- The maximum number of apartments that could be developed on-site has a lesser impact on traffic than potential commercial developments currently allowed;
- The signed petition represented a total of 36 properties in opposition of the request. 4 properties were within the 200-foot buffer, 12 properties were within the 500-foot buffer.

For additional information, you may contact Emilio Levario, Planner, at 281-554-1097 or at Emilio.Levario@leaguecitytx.gov.





Planned Unit Development

Subject Property

League City

Dickinson

Subject Property

FM 517

1101

- Residential Single Family 20
- Residential Single Family 10
- Residential Single Family 7
- Residential Single Family 5
- Residential Single Family 2
- Residential Multi-Family 2
- Residential Multi-Family 1.2
- Neighborhood Commercial
- General Commercial
- Office Commercial
- Mixed Use Commercial
- Limited Industrial
- General Industrial
- Public and Semi-Public
- Open Space

ZONING MAP

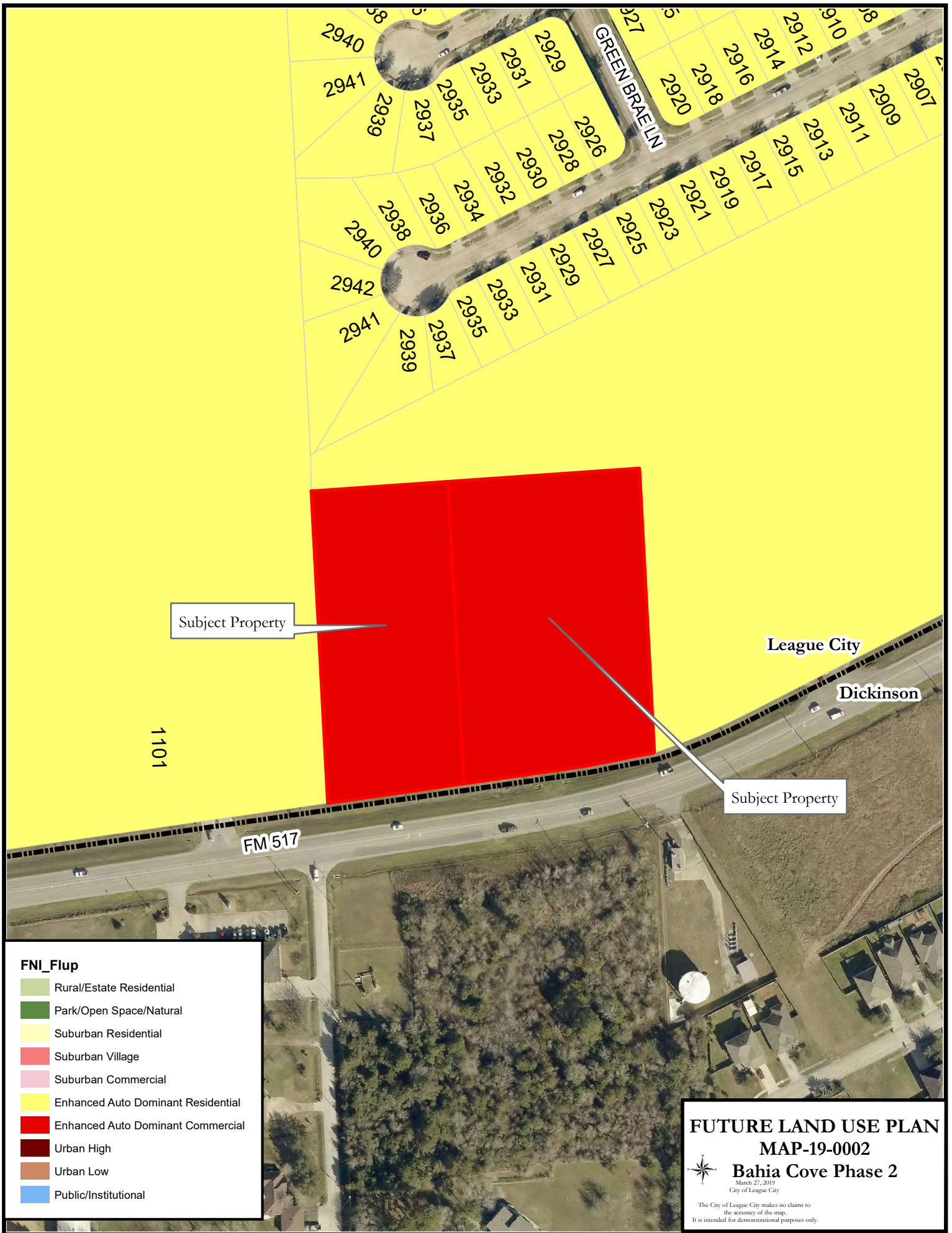
MAP-19-0002

Bahia Cove Phase 2



March 27, 2019
City of League City

The City of League City makes no claims to
the accuracy of the map.
It is intended for demonstrational purposes only.



Subject Property

League City

Dickinson

Subject Property

1101

FM 517

FNI_Flup

- Rural/Estate Residential
- Park/Open Space/Natural
- Suburban Residential
- Suburban Village
- Suburban Commercial
- Enhanced Auto Dominant Residential
- Enhanced Auto Dominant Commercial
- Urban High
- Urban Low
- Public/Institutional

FUTURE LAND USE PLAN
MAP-19-0002
Bahia Cove Phase 2



March 27, 2019
City of League City

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FILE: X:\Projects\2018\18-252 TX Leagues City, Bahia State\AutoCAD\Working Drawings\SITE PLAN 18-252-REV 1.dwg
USER: cbarns DATE/TIME: Jan 05, 2019 1:55pm

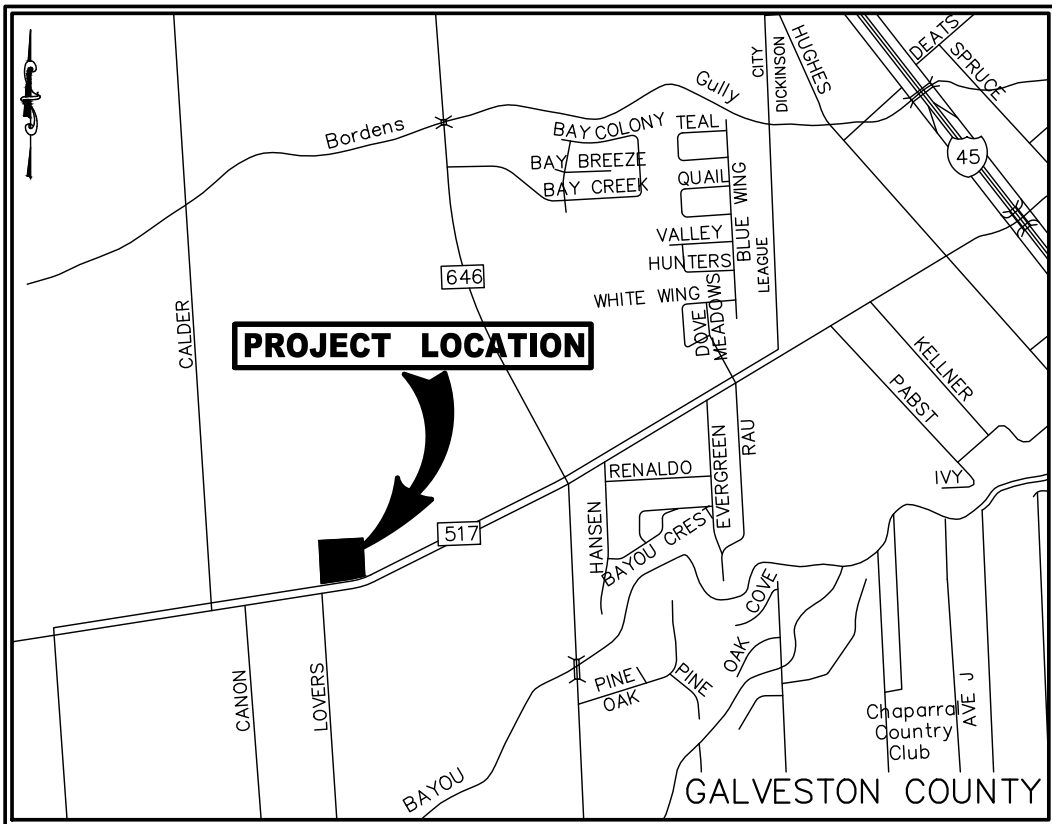
CALLED 13.428 AC.
MARIPOSA CALDER DRIVE LP
G.C.C.F. NO. 2012031929
"ZONED RMF-1.2"

BAY COLONY POINTE
SEC. 6 - AMENDING PLAT
VOL. 2004A, PG. 150-151, G.C.M.R.
"ZONED RSF-7"

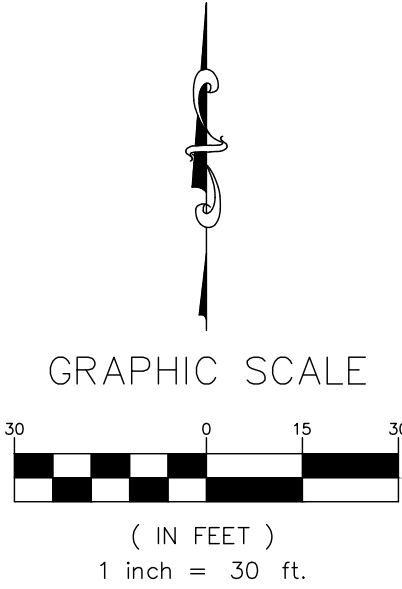
WRH BAHIA COVE, LLC
G.C.C.F. NO. 2017065545

UNRESTRICTED RESERVE "A"
BAY COLONY APARTMENTS
PLAT 18, MAP 1059, G.C.M.R.
"ZONED RMF-1.2"

UNRESTRICTED RESERVE "A"
BAY COLONY APARTMENTS
PLAT 18, MAP 1059, G.C.M.R.
"ZONED RMF-1.2"



VICINITY MAP
(NOT TO SCALE)



LEGEND	
	PROPOSED FIRELANE
	ACCESSIBLE CROSSWALK
	PROPOSED FENCE

NOTES

- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- PARKING AND ACCESS ON AND FROM BAHIA COVE PHASE I WILL BE ADDRESSED PER A MUTUAL ACCESS AGREEMENT BETWEEN THE TWO PROPERTIES.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH 125-170.L.
- PER DISCUSSIONS WITH TxDOT, ALL STORM WATER RUNOFF WILL BE DETAINED TO TxDOT STANDARDS AND RELEASED INTO TxDOT RIGHT OF WAY AND WILL FALL UNDER TxDOT'S M54.

SITE DATA SUMMARY TABLE

EXISTING ZONING	GENERAL COMMERCIAL		
PROPOSED ZONING	MULTIFAMILY RMF-1.2		
PROPOSED USE	MULTIFAMILY		
LOT AREA	LOT NO.	SQUARE FEET	ACRE
	TRACT 1	84,273	1.935
	TRACT 2	111,438	2.558
	TxDOT ROW DED.	30,651	0.704
	TOTAL	165,049	3.789
LOT COVERAGE	TOTAL BLDG AREA (sf)	25,482	
	TOTAL LOT AREA (sf)	165,049	
	LOT COVERAGE	54.1%	
LOT DENSITY	20.586 UNITS/ACRE		
OPEN SPACE PROVIDED	74,358 SQUARE FEET		45%
PARKING REQUIRED	PHASE II		
	1BR x 72 UNITS	72	
	2BR x 6 UNITS	12	
	0.3 x 78 UNITS	23	
	TOTAL REGULAR	107	
PARKING PROVIDED	GARAGE	0	
	TANDEM	0	
	CARPPOOL SURFACE	0	
	TOTAL	125	
	ADA	6	

civil engineering, LLC.

5339 ALPHA ROAD, SUITE 300 DALLAS, TEXAS 75240
972.701.9636 • 972.701.9639 FAX
TX REGISTERED ENGINEERING FIRM F-12600
www.bpscivileng.com

PRELIMINARY [NOT FOR CONSTRUCTION]

THIS DRAWING IS RELEASED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

THESE PLANS WERE PREPARED UNDER THE DIRECT SUPERVISION OF BRIAN C. ABBOTT, P.E., TEXAS REG. #108439
DATE: XX/XX/XXXX

SHEET TITLE

PRELIMINARY
SITE PLAN

SHEET NO.

SP1

HPCE #18-252



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

SCALE: 1/8" = 1'-0" (24"x36" SHEET)
0' 8' 16' 32'

Bahia Cove is requesting rezoning to build an additional 80-90 apartment units on FM 517, between Calder Road and FM 646. This area is not zoned for multi-family units. Bahia Cove II would enlarge an already vast apartment complex that has difficulty with increasing crime, traffic, and a host of other problems, especially in the last 10 years. Upon rezoning and project completion, this would conservatively house another 200-500 people and their vehicles.

This project will not only impact Bay Colony properties but many other adjacent neighborhoods and traffic in terms of:

1) Safety and Traffic- Proposed project will exponentially increase vehicular travel on an already over extended 2 lane highway. This area of FM 517 between 646 and Cemetery Rd has a documented history of increased accidents. No traffic impact studies have been planned. There has been a 20% increase in traffic accidents in 2018 compared to 2017 (as per attached LCPD records). There has been no discussion of much needed traffic lights on this area of 517. No widening of this 2-lane area of FM 517 is scheduled in the near future.

2) Drainage-proposed new property to be built to newer building codes impacting drainage in this area to an unknown extent. No drainage studies have been planned. The developers have discussed "underground drainage" but we have no idea which neighborhoods in our area that the water will drain into.

3) Increasing probability of crime with rising population in an already overbuilt area. Developers concede there are no increased security measures for additional units. (LCPD call out sheet attached.) In the last 2 years, for instance, these crimes have involved the murder of an apartment resident during a suspected drug buy and the subsequent chase by police through the Bay Colony neighborhood.

4) Increasing school overcrowding followed by necessary increase in taxes. This would produce an area of almost one quarter mile of unobstructed apartment complexes which is statistically difficult for any established neighborhood.

5) Decreasing land value of properties near this portion of FM 517, Calder Road and other nearby neighborhoods due to various concerns, some mentioned here.

Bay Colony has been zoned to protect the safety, overpopulation, traffic problems and land values of its residents. We oppose this rezoning based on the promise of League City in its original zoning plan now in place.

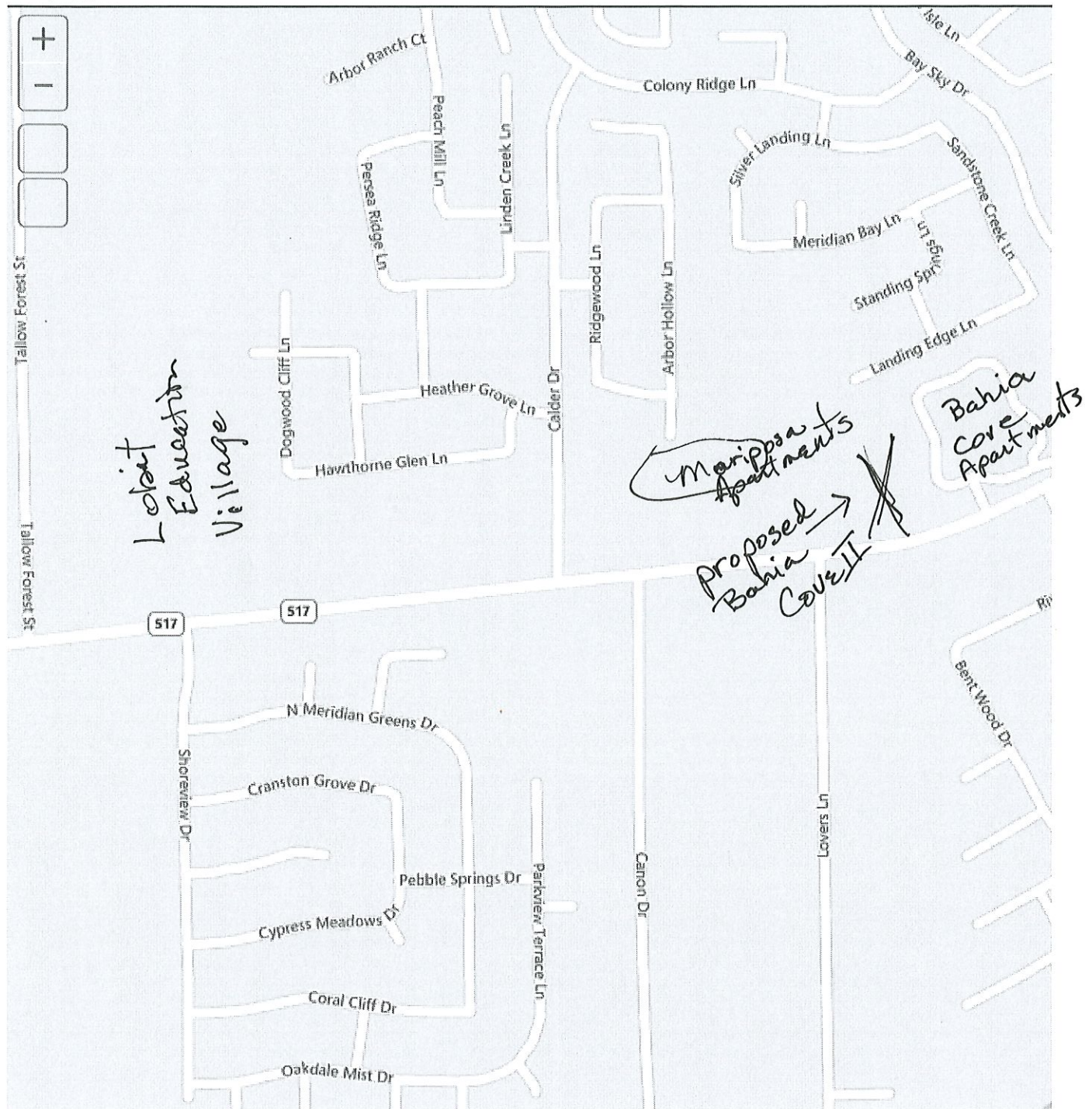
In 2010, Bay Colony residents also opposed the building of Mariposa Apartments, next door to the proposed Bahia Cove II. LC Council pointed out that the area was zoned multi-family and “it’s really hard for it to be rezoned.” “That’s probably the best you’re going to do (due to the zoning)”. Despite our objections, LC decided that this reduced income senior housing should be built. In the years that have followed, the traffic and safety in this area has changed substantially, as predicted. In addition, Bay Colony residents, who were old enough to sell their property and move to senior apartments have had to find housing in other areas. As per our argument, seniors transitioning from their Bay Colony homes could not meet the lower income guidelines to remain in their own neighborhood. We ask that, unlike last time, that our arguments be given consideration.

For these and many other reasons, rezoning will significantly impact the safety of the many League City and Dickinson residents who regularly use FM 517 west of the 646 area. This includes the staff, students and others in the Lobit School Education Village, impacting our DISD neighbors.



Zoning

League City GIS





Planning and Zoning Commission Petition Form

City of League City – Planning Department
www.leaguecity.com/planning

If surrounding property owners wish to oppose a request that has not been acted upon by the Planning and Zoning Commission, complete the following form and submit it to the Planning Department at 500 W. Walker Street prior to the Planning and Zoning Commission meeting. Original owner signatures and addresses/tax identification numbers must be submitted in order to be valid.

Per Section 211.006(d) of the Texas Local Government Code:	<p>"If a proposed change to a regulation or boundary (zoning) is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20% of either:</p> <ol style="list-style-type: none"> 1. The area of the lots or land covered by the proposed change; or 2. The area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area."
Action petitioned for: (Case # and/or Description)	rezoning for multifamily - FM 517/Lover's Lane

I, Jean Ann Glass 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.

Jean Ann Glass
Signature of Person Collecting Names

2935 Standing Springs 409-599-3633 jaglass2@aol.com
Address Phone Number Email

We, the undersigned owners of property within 200' of the property that is the subject of this request, oppose the request because (attach additional pages if necessary):

Attached information sheet: crime, drainage, traffic, over crowding

Owner Printed Name	Owner Signature	Address/Tax ID	Date
Digna Salazar	<i>Digna Salazar</i>	Tax ID # 420487 2932 Landing Edge Ln	3/16/19
Dustin Tunello	<i>Dustin Tunello</i>	420489 2939 Landing Edge Ln	3/16/19
Briggett Carr	<i>Briggett Carr</i>	420488 2935 Landing Edge Ln	3/16/19
Katharine	<i>Katharine</i>	2915 Standing Edge Ln	3/16/19
Daniel Arango	<i>Daniel Arango</i>	2930 Landing Edge Ln 420488	3/17/19

420481

Petition Form
City of League City - Planning Department
Page 2 of 2
11/2016

**AOL Mail (3903)**

mail.aol.com • expires in 14 days

**Take Note!** ×

Updated editing tools let you crop, highlight, and even add text to your shot.

✧ Give them a try ✧

"I, James Michael Johnson, am the owner of the property at 2923 Landing Edge, Dickinson, Texas 77539.

Tx # 420472

I want to be a part of the petition opposing the rezoning of the parcel of land at FM 517 and Lover's Lane. I am opposed to the rezoning of this property to multi-family.

Signature

James Michael Johnson

153 Sycamore Street

Richwood Texas

77531

979.236.7113

jms 0062 @ yahoo.com

within 200 ft

[Terms](#)

[Privacy Notice](#)

FAQs

Planning and Zoning Commission Petition Form



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www.leaguecity.com/planning

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Action petitioned for: (Case # and/or Description)	rezone of FM 517 & Love's Lane

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Jean Ann Glas
Signature of Person Collecting Names

2935 Standing Springs- 409-599-3633 jaglass2@aol.com
Address Phone Number Email

Additional residents not within 200 feet - But opposed
We, the undersigned owners of property within 200' of the property that is the subject of this request, oppose the request because (attach additional pages if necessary):

traffic, drainage, crime, ASD overcrowding - attached
sheet

Owner Printed Name	Owner Signature	Address/Tax ID	Date
Jean Ann Glas	Jean Ann Glas	2935 Standing Springs	1/23/19
ANDREA M CAMPBELL	Andrea M Campbell	2940 STANDING SPRINGS LANE	1/23/19
PETER A CAMPBELL	Pete Campbell	2940 STANDING SPRINGS LANE	1/23/19
The Bernard	Ben	2963 Stone Spring Ln	1/23/19
Charles Quiroz	Charles Quiroz	2891 Misty Bay	1/23/19

Owner Printed Name	Owner Signature	Address/Tax ID	Date
PAUL Mordente	Paul Mordente	2927 STANDING SPRINGS LN.	1-23-2019
James Smith	[Signature]	6877 dogwood cliff Lane	1-23-19
JAMES E. [unclear]	[Signature]	3083 HAWTHORN GLEN LN	1-23-19
Armando Villanueva	[Signature]	444 Sandstone Creek LN	1-23-19
Jessica Cornwall	[Signature]	2890 Sun River Lane	1/23/19
FRANCOISE [unclear]	[Signature]	1070 BRIGID CT	1/23/19
Sarah Link	Sarah Link	10859 Dogwood Cliff Ln	1-23-19
Suzan Thomas	Suzan Thomas	2934 Landing Edge Lane	1-23-19
John Hemington	[Signature]	2887 Lost Cove Ct.	1-23-19
[unclear]	[Signature]	101 Rocky Cove Ln	1-23-19
Crystal Nunez	[Signature]	101 Rocky Cove Ln	1-23-19
Latoshia Yates	[Signature]	104 Rocky Cove Ln	1-23-19
DAN FAUST	[Signature]	104 ROCKY COVE LN	1/23/2019
Allison Currie	[Signature]	2934 Standing Springs	1/23/2019

Planning and Zoning Commission Petition Form



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Signature of Person Collecting Names

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Additional residents opposed but not within 200'

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traffic, drainage, crime, DISD overcrowding

Owner Printed Name	Owner Signature	Address/Tax ID	Date
Heather Kerba	<i>Heather Kerba</i>	2875 POINTE DR. DICKINSON, TX 77539	1/23/19
Jaime Rocha	<i>Jaime Rocha</i>	2880 Pointe Dr. Dickinson, TX 77539	1/23/19
Robert & Patricia Gordon	<i>Robert Gordon</i>	2884 Pointe Dickinson, TX 77539	1/23/19
GERALD ALANIZ + EMILY ALANIZ	<i>Gerald Alaniz</i>	2901 WINDY CROISSANT LN Dickinson, TX	1/23/19
Claude Jenkins	<i>Claude Jenkins</i>	2957 Silver Landing Ln Dickinson, TX 77539	1/23/19

Minor
Traffic accidents

on FM 517

Between FM 646 and

Cemetery Rd

2017 - 2018

Only
minor
accidents
listed

Call Time	Event ID	Rpt #	Street	Nature
07/17/2016	2016334251	164311	1300 W FM 517	MINOR ACCIDENT
07/18/2016	2016334676	164316	7100-BLK W FM 517	MINOR ACCIDENT
08/03/2016	2016360262		5036-BLK W FM 517	MINOR ACCIDENT
08/29/2016	2016404151		CEMETERY RD/W FM 517	MINOR ACCIDENT
08/30/2016	2016405148		7000-BLK W FM 517	MINOR ACCIDENT
09/02/2016	2016409883	165298	1215-BLK W FM 517	MINOR ACCIDENT
09/05/2016	2016415842		901 W FM 517	MINOR ACCIDENT
09/07/2016	2016418670	165428	1271-BLK W FM 517	MINOR ACCIDENT
09/22/2016	2016442097		SHOREVIEW DR/W FM 517	MINOR ACCIDENT
09/28/2016	2016451844	165881	8300-BLK W FM 517	MINOR ACCIDENT
10/03/2016	2016459816	16001920	751 W FM 517	MINOR ACCIDENT
10/03/2016	2016459826		1251-BLK W FM 517	MINOR ACCIDENT
10/04/2016	2016461157		4600-BLK W FM 517	MINOR ACCIDENT
10/26/2016	2016496333		5000-BLK W FM 517	MINOR ACCIDENT
10/27/2016	2016497781		900-BLK W FM 517	MINOR ACCIDENT
11/11/2016	2016523485		CEMETERY RD/W FM 517	MINOR ACCIDENT
11/26/2016	2016546402		851 W FM 517	MINOR ACCIDENT
12/06/2016	2016560591	167360	W FM 646/W FM 517	MINOR ACCIDENT
12/06/2016	2016560627	167363	W FM 646/W FM 517	MINOR ACCIDENT
12/23/2016	2016587436		FM 646/W FM 517	MINOR ACCIDENT
12/26/2016	2016591263	167788	1272-BLK W FM 517	MINOR ACCIDENT
01/03/2017	2017004377		751 W FM 517	MINOR ACCIDENT
02/08/2017	2017064992		TALLOW FOREST ST/W FM 517	MINOR ACCIDENT
02/22/2017	2017088216		1251 W FM 517	MINOR ACCIDENT
03/02/2017	2017101250		1251-BLK W FM 517	MINOR ACCIDENT
03/11/2017	2017118026	171330	1251 W FM 517	MINOR ACCIDENT
03/21/2017	2017137110		901 W FM 517	MINOR ACCIDENT
04/04/2017	2017164442		751 W FM 517	MINOR ACCIDENT
04/13/2017	2017182068	172073	CALDER DR/W FM 517	MINOR ACCIDENT
05/02/2017	2017218143	172449	CEMETERY RD/W FM 517	MINOR ACCIDENT
05/06/2017	2017225022		7800-BLK W FM 517	MINOR ACCIDENT
05/12/2017	2017237889	172645	901-302 W FM 517	MINOR ACCIDENT
06/21/2017	2017315738		1101-2202 W FM 517	MINOR ACCIDENT
06/29/2017	2017330987	173687	1251 W FM 517	MINOR ACCIDENT
07/05/2017	2017343867		7440-BLK W FM 517	MINOR ACCIDENT

2017
25 accidents

Call Time	Event ID	Rpt #	Street	Nature
07/14/2017	2017361397	173997	7700-BLK W FM 517	MINOR ACCIDENT
07/31/2017	2017395040		901 W FM 517	MINOR ACCIDENT
08/01/2017	2017396896		CEMETERY RD/W FM 517	MINOR ACCIDENT
09/01/2017	2017459652		901-219 W FM 517	MINOR ACCIDENT
11/02/2017	2017572264		1251 W FM 517	MINOR ACCIDENT
11/02/2017	2017572278		1251-BLK W FM 517	MINOR ACCIDENT
11/06/2017	2017579523		689 W FM 517	MINOR ACCIDENT
12/01/2017	2017623287	176727	8300-BLK W FM 517	MINOR ACCIDENT
12/10/2017	2017638120	176926	901-301 W FM 517	MINOR ACCIDENT
12/13/2017	2017644071		1294-BLK W FM 517	MINOR ACCIDENT
<u>12/16/2017</u>	<u>2017650273</u>		8239-BLK W FM 517	MINOR ACCIDENT
01/04/2018	2018006562	180063	901 W FM 517	MINOR ACCIDENT
01/17/2018	2018028318		7700-BLK W FM 517	MINOR ACCIDENT
01/25/2018	2018043412		6600-BLK W FM 517	MINOR ACCIDENT
02/13/2018	2018080605		851 W FM 517	MINOR ACCIDENT
02/28/2018	2018110826		CEMETERY RD/W FM 517	MINOR ACCIDENT
04/28/2018	2018227299	182500	7200 W FM 517	MINOR ACCIDENT
05/09/2018	2018249974	182739	MARY LN/W FM 517	MINOR ACCIDENT
05/15/2018	2018260851	182848	7909-BLK W FM 517	MINOR ACCIDENT
05/20/2018	2018272440		CEMETERY RD/W FM 517	MINOR ACCIDENT
05/28/2018	2018286820	183137	7011-BLK W FM 517	MINOR ACCIDENT
06/03/2018	2018300029	183292	1300-BLK W FM 517	MINOR ACCIDENT
06/19/2018	2018332509	183623	7314-BLK W FM 517	MINOR ACCIDENT
08/15/2018	2018446375	184905	CEMETERY RD/W FM 517	MINOR ACCIDENT
08/28/2018	2018473259		901 W FM 517	MINOR ACCIDENT
09/02/2018	2018483177		851 W FM 517	MINOR ACCIDENT
09/06/2018	2018489944		6830-BLK W FM 517	MINOR ACCIDENT
09/09/2018	2018496486	185433	8220-BLK W FM 517	MINOR ACCIDENT
09/09/2018	2018496546		7672-BLK W FM 517	MINOR ACCIDENT
09/26/2018	2018527118	185786	1251-BLK W FM 517	MINOR ACCIDENT
09/27/2018	2018530074	185826	901-311 W FM 517	MINOR ACCIDENT
10/01/2018	2018536114	185891	TALLOW FOREST ST/W FM 517	MINOR ACCIDENT
10/02/2018	2018539429		862-BLK W FM 517	MINOR ACCIDENT
10/11/2018	2018556865		972-BLK W FM 517	MINOR ACCIDENT
10/19/2018	2018571798	186292	7847-BLK W FM 517	MINOR ACCIDENT

2018
30 days
increased
in year

Call Time	Event ID	Rpt #	Street	Nature
11/27/2018	2018640971		2719 W FM 517	MINOR ACCIDENT
11/27/2018	2018641014		901 W FM 517	MINOR ACCIDENT
12/12/2018	2018669878	187405	1101-2208 W FM 517	MINOR ACCIDENT
12/18/2018	2018680930	187537	1282 W FM 517	MINOR ACCIDENT
12/30/2018	2018700516		7200-BLK W FM 517	MINOR ACCIDENT
12/30/2018	2018700523		7200-BLK W FM 517	MINOR ACCIDENT

Police calls for
Bahia Cove
2017 - 2018

Police
Call
outs
for
Bahia
Cove
2017

Call Time	Event ID	Rpt #	Street	Nature	A Business
12/27/2016	2016591993		901 W FM 517	PRIVATE TOW REPOSSESSION	(JORDAN COVE APA
12/29/2016	2016595082		901 W FM 517	PRIVATE TOW REPOSSESSION	(JORDAN COVE APA
12/29/2016	2016596410		901 W FM 517	PRIVATE TOW REPOSSESSION	(JORDAN COVE APA
12/31/2016	2016599061		901 W FM 517	VIOLATION CITY ORDINANCE	(JORDAN COVE APA
01/01/2017	2017001525		901 W FM 517	VIOLATION CITY ORDINANCE	(JORDAN COVE APA
01/03/2017	2017003208		901 W FM 517	FLAGDOWN	JORDAN COVE APA
01/03/2017	2017003352		901 W FM 517	PRIVATE TOW REPOSSESSION	(JORDAN COVE APA
01/04/2017	2017006435	170063	901 W FM 517	DISTURBANCE	(JORDAN COVE APA
01/10/2017	2017014442		901 W FM 517	PRIVATE TOW REPOSSESSION	(JORDAN COVE APA
01/19/2017	2017030498		901 W FM 517	PRIVATE TOW REPOSSESSION	(JORDAN COVE APA
01/21/2017	2017034032		901 W FM 517	ASSIST CITIZEN	(JORDAN COVE APA
01/22/2017	2017034558		901 W FM 517	SUSPICIOUS CIRC PERSON V	(JORDAN COVE APA
01/22/2017	2017034779		901 W FM 517	PRIVATE TOW REPOSSESSION	(JORDAN COVE APA
01/23/2017	2017036224		901 W FM 517	SUSPICIOUS CIRC PERSON V	(JORDAN COVE APA
02/03/2017	2017056313		901 W FM 517	SUSPICIOUS CIRC PERSON V	(JORDAN COVE APA
02/04/2017	2017057690		901 W FM 517	SUSPICIOUS CIRC PERSON V	(JORDAN COVE APA
02/04/2017	2017057756		901 W FM 517	SUSPICIOUS CIRC PERSON V	(JORDAN COVE APA
02/04/2017	2017057779		901 W FM 517	PRIVATE TOW REPOSSESSION	(JORDAN COVE APA
02/05/2017	2017059027		901 W FM 517	PRIVATE TOW REPOSSESSION	(JORDAN COVE APA
02/06/2017	2017060257		901 W FM 517	SUSPICIOUS CIRC PERSON V	(
02/06/2017	2017061561		901 W FM 517	DISTURBANCE	(JORDAN COVE APA
02/09/2017	2017067084		901 W FM 517	DISTURBANCE	(JORDAN COVE APA
02/12/2017	2017070916		901 W FM 517	PRIVATE TOW REPOSSESSION	(JORDAN COVE APA
02/14/2017	2017074209		901 W FM 517	PRIVATE TOW REPOSSESSION	(JORDAN COVE APA
02/17/2017	2017079252	170919	901 W FM 517	UNAUTHORIZED USE OF M/V	(JORDAN COVE APA
02/18/2017	2017080930		901 W FM 517	SUSPICIOUS CIRC PERSON V	(JORDAN COVE APA
02/18/2017	2017081644		901 W FM 517	DISTURBANCE	(JORDAN COVE APA
02/21/2017	2017085281		901 W FM 517	ASSIST BY LAW	(JORDAN COVE APA
02/22/2017	2017087009		901 W FM 517	PRIVATE TOW REPOSSESSION	(JORDAN COVE APA
02/22/2017	2017087012		901 W FM 517	PRIVATE TOW REPOSSESSION	(JORDAN COVE APA
02/23/2017	2017089913		901 W FM 517	WARRANT SERVICE	(JORDAN COVE APA
02/23/2017	2017089979	171047	901 W FM 517	SUSPICIOUS CIRC PERSON V	(JORDAN COVE APA
02/24/2017	2017091183	171061	901 W FM 517	PROPERTY LOST RECOVERED	(JORDAN COVE APA
02/24/2017	2017091443	171065	901 W FM 517	DISTURBANCE	(JORDAN COVE APA
02/26/2017	2017095597		901 W FM 517	DISTURBANCE	(JORDAN COVE APA

Call Time	Event ID	Rpt #	Street	Nature	A Business
02/27/2017	2017096172		901 W FM 517	PRIVATE TOW REPOSSESSION	(JORDAN COVE APA
02/27/2017	2017096182		901 W FM 517	PRIVATE TOW REPOSSESSION	(JORDAN COVE APA
02/28/2017	2017097581		901 W FM 517	PRIVATE TOW REPOSSESSION	(JORDAN COVE APA
03/02/2017	2017101546		901 W FM 517	WARRANT SERVICE	JORDAN COVE APA
03/02/2017	2017102298		901 W FM 517	WELFARE CONCERN	(JORDAN COVE APA
03/04/2017	2017105249		901 W FM 517	PRIVATE TOW REPOSSESSION	(JORDAN COVE APA
03/08/2017	2017111563		901 W FM 517	PRIVATE TOW REPOSSESSION	(JORDAN COVE APA
03/13/2017	2017120360		901 W FM 517	PRIVATE TOW REPOSSESSION	(JORDAN COVE APA
03/13/2017	2017120932		901 W FM 517	WARRANT SERVICE	JORDAN COVE APA
03/16/2017	2017126176		901 W FM 517	SUSPICIOUS CIRC PERSON V	(JORDAN COVE APA
03/19/2017	2017132187		901 W FM 517	PRIVATE TOW REPOSSESSION	(JORDAN COVE APA
03/19/2017	2017132211		901 W FM 517	PRIVATE TOW REPOSSESSION	(JORDAN COVE APA
03/21/2017	2017137110		901 W FM 517	MINOR ACCIDENT	(JORDAN COVE APA
03/24/2017	2017143223		901 W FM 517	ASSIST CITIZEN	(JORDAN COVE APA
03/24/2017	2017143795		901 W FM 517	LOUD MUSIC NOISE	(JORDAN COVE APA
03/25/2017	2017143936		901 W FM 517	PRIVATE TOW REPOSSESSION	(JORDAN COVE APA
03/28/2017	2017151641	171726	901 W FM 517	DISTURBANCE	(JORDAN COVE APA
03/29/2017	2017153585		901 W FM 517	ASSIST BY LAW	(JORDAN COVE APA
04/03/2017	2017161689		901 W FM 517	PRIVATE TOW REPOSSESSION	(JORDAN COVE APA
04/07/2017	2017170603		901 W FM 517	SUSPICIOUS CIRC PERSON V	(JORDAN COVE APA
04/09/2017	2017174520		901 W FM 517	DISTURBANCE	(JORDAN COVE APA
04/10/2017	2017176931		901 W FM 517	DISTURBANCE	(JORDAN COVE APA
04/12/2017	2017180082		901 W FM 517	PRIVATE TOW REPOSSESSION	(JORDAN COVE APA
04/16/2017	2017186678		901 W FM 517	DISTURBANCE	(JORDAN COVE APA
04/27/2017	2017207154		901 W FM 517	PRIVATE TOW REPOSSESSION	(JORDAN COVE APA
04/28/2017	2017209123	172343	901 W FM 517	ROBBERY	(JORDAN COVE APA
05/01/2017	2017215762		901 W FM 517	SUSPICIOUS CIRC PERSON V	(JORDAN COVE APA
05/02/2017	2017218643		901 W FM 517	ASSIST CITIZEN	JORDAN COVE APA
05/09/2017	2017231971		901 W FM 517	PRIVATE TOW REPOSSESSION	(JORDAN COVE APA
05/22/2017	2017257383		901 W FM 517	DISTURBANCE	(JORDAN COVE APA
05/28/2017	2017268592		901 W FM 517	PRIVATE TOW REPOSSESSION	(JORDAN COVE APA
05/28/2017	2017268593		901 W FM 517	PRIVATE TOW REPOSSESSION	(JORDAN COVE APA
05/28/2017	2017268657		901 W FM 517	PRIVATE TOW REPOSSESSION	(JORDAN COVE APA
06/08/2017	2017290579		901 W FM 517	SUSPICIOUS CIRC PERSON V	(JORDAN COVE APA
06/09/2017	2017293228		901 W FM 517	SUSPICIOUS CIRC PERSON V	(JORDAN COVE APA

Call Time	Event ID	Rpt #	Street	Nature	A Business
06/10/2017	2017293423		901 W FM 517	SUSPICIOUS CIRC PERSON V	(JORDAN COVE APA
06/14/2017	2017300983		901 W FM 517	SUSPICIOUS CIRC PERSON V	(JORDAN COVE APA
06/14/2017	2017302181		901 W FM 517	ASSIST CITIZEN	(
06/17/2017	2017308401		901 W FM 517	ASSIST CITIZEN	(
06/18/2017	2017309288		901 W FM 517	LOUD MUSIC NOISE	(JORDAN COVE APA
06/21/2017	2017316310		901 W FM 517	PRIVATE TOW REPOSSESSION	(JORDAN COVE APA
06/28/2017	2017327896		901 W FM 517	LOUD MUSIC NOISE	(JORDAN COVE APA
06/29/2017	2017331198		901 W FM 517	DISTURBANCE	(JORDAN COVE APA
07/01/2017	2017335247		901 W FM 517	LOUD MUSIC NOISE	(JORDAN COVE APA
07/01/2017	2017335683		901 W FM 517	LOUD MUSIC NOISE	(JORDAN COVE APA
07/04/2017	2017341980		901 W FM 517	VIOLATION CITY ORDINANCE	(JORDAN COVE APA
07/17/2017	2017367677		901 W FM 517	SUSPICIOUS CIRC PERSON V	(JORDAN COVE APA
07/26/2017	2017385092		901 W FM 517	DISTURBANCE	(JORDAN COVE APA
07/27/2017	2017386132		901 W FM 517	SUSPICIOUS CIRC PERSON V	(JORDAN COVE APA
07/31/2017	2017395040		901 W FM 517	MINOR ACCIDENT	(JORDAN COVE APA
08/01/2017	2017396416		901 W FM 517	WARRANT SERVICE	JORDAN COVE APA
08/03/2017	2017400745		901 W FM 517	ASSIST BY LAW	(JORDAN COVE APA
08/05/2017	2017403575		901 W FM 517	FLAGDOWN	(JORDAN COVE APA
08/05/2017	2017404421		901 W FM 517	FOLLOW UP	JORDAN COVE APA
08/06/2017	2017405998		901 W FM 517	LOUD MUSIC NOISE	(JORDAN COVE APA
08/06/2017	2017406382		901 W FM 517	LOUD MUSIC NOISE	(JORDAN COVE APA
08/12/2017	2017418180		901 W FM 517	DISTURBANCE	(JORDAN COVE APA
08/13/2017	2017419349		901 W FM 517	SUSPICIOUS CIRC PERSON V	(JORDAN COVE APA
08/16/2017	2017424545		901 W FM 517	SUSPICIOUS CIRC PERSON V	(JORDAN COVE APA
08/20/2017	2017433649		901 W FM 517	SUSPICIOUS CIRC PERSON V	(JORDAN COVE APA
08/23/2017	2017437682		901 W FM 517	PRIVATE TOW REPOSSESSION	(JORDAN COVE APA
08/24/2017	2017439487		901 W FM 517	PRIVATE TOW REPOSSESSION	(JORDAN COVE APA
08/27/2017	2017448387		901 W FM 517	ALARM BURGLAR	(JORDAN COVE APA
08/28/2017	2017451246		901 W FM 517	PATROL HIGH WATER BOAT	(JORDAN COVE APA
09/12/2017	2017480018	175125	901 W FM 517	WELFARE CONCERN	(JORDAN COVE APA
09/13/2017	2017480991		901 W FM 517	SUSPICIOUS CIRC PERSON V	(JORDAN COVE APA
09/14/2017	2017483279		901 W FM 517	DISTURBANCE	(JORDAN COVE APA
09/26/2017	2017504950		901 W FM 517	TRAFFIC STOP	(JORDAN COVE APA
09/28/2017	2017508715		901 W FM 517	PRIVATE TOW REPOSSESSION	(
10/09/2017	2017528458		901 W FM 517	PRIVATE TOW REPOSSESSION	(JORDAN COVE APA

Call Time	Event ID	Rpt #	Street	Nature	A Business
10/16/2017	2017542079	175813	901 W FM 517	SEXUAL ASSAULT	(JORDAN COVE APA
10/17/2017	2017542438	175813	901 W FM 517	SEXUAL ASSAULT	(JORDAN COVE APA
10/18/2017	2017545721		901 W FM 517	FOLLOW UP	(JORDAN COVE APA
10/19/2017	2017546748	175861	901 W FM 517	THEFT	(JORDAN COVE APA
10/21/2017	2017551374		901 W FM 517	PRIVATE TOW REPOSSESSION	JORDAN COVE APA
10/24/2017	2017556714		901 W FM 517	ALARM BURGLAR	(JORDAN COVE APA
10/26/2017	2017558887		901 W FM 517	INTOXICATED DRIVER PERSON	(JORDAN COVE APA
10/26/2017	2017558903		901 W FM 517	SUSPICIOUS CIRC PERSON V	(JORDAN COVE APA
10/26/2017	2017558905		901 W FM 517	SUSPICIOUS CIRC PERSON V	(JORDAN COVE APA
11/03/2017	2017574417		901 W FM 517	UNAUTHORIZED USE OF M/V	(JORDAN COVE APA
11/20/2017	2017604023		901 W FM 517	SUSPICIOUS CIRC PERSON V	(JORDAN COVE APA
11/25/2017	2017612872		901 W FM 517	DISTURBANCE	(JORDAN COVE APA
12/01/2017	2017621979		901 W FM 517	LOUD MUSIC NOISE	(
12/15/2017	2017647679		901 W FM 517	DISTURBANCE	(JORDAN COVE APA
12/15/2017	2017647907	177018	901 W FM 517	DISTURBANCE	(JORDAN COVE APA
12/16/2017	2017650070	177039	901 W FM 517	DISTURBANCE	(JORDAN COVE APA
12/29/2017	2017670316		901 W FM 517	VIOLATION CITY ORDINANCE	(JORDAN COVE APA
12/29/2017	2017671984		901 W FM 517	SUSPICIOUS CIRC PERSON V	(JORDAN COVE APA
12/31/2017	2017675149		901 W FM 517	VIOLATION CITY ORDINANCE	(JORDAN COVE APA
01/01/2018	2018000096		901 W FM 517	VIOLATION CITY ORDINANCE	(JORDAN COVE APA
01/01/2018	2018000196		901 W FM 517	LOUD MUSIC NOISE	(JORDAN COVE APA
01/03/2018	2018003276		901 W FM 517	VIOLATION CITY ORDINANCE	(JORDAN COVE APA
01/04/2018	2018006562	180063	901 W FM 517	MINOR ACCIDENT	(JORDAN COVE APA
01/06/2018	2018009076	180088	901 W FM 517	UNAUTHORIZED USE OF M/V	(JORDAN COVE APA
01/06/2018	2018009303		901 W FM 517	FOLLOW UP	(JORDAN COVE APA
01/09/2018	2018015145		901 W FM 517	SUSPICIOUS CIRC PERSON V	(JORDAN COVE APA
01/14/2018	2018024824		901 W FM 517	SUSPICIOUS CIRC PERSON V	(JORDAN COVE APA
01/23/2018	2018040686		901 W FM 517	SUSPICIOUS CIRC PERSON V	(JORDAN COVE APA
02/27/2018	2018108747		901 W FM 517	PRIVATE TOW REPOSSESSION	(BAHIA COVE
03/04/2018	2018117767		901 W FM 517	SUSPICIOUS CIRC PERSON V	(BAHIA COVE
03/20/2018	2018150383	181611	901 W FM 517	BURGLARY	(BAHIA COVE
03/22/2018	2018154357		901 W FM 517	HARASSMENT	(BAHIA COVE
03/25/2018	2018160720		901 W FM 517	ASSIST CITIZEN	(BAHIA COVE
03/26/2018	2018162530		901 W FM 517	PRIVATE TOW REPOSSESSION	(BAHIA COVE
03/26/2018	2018162840		901 W FM 517	WARRANT SERVICE	BAHIA COVE

2017
 average month
 10 calls
 2-3 week
 1
 for 2017
 during summer

Call Time	Event ID	Rpt #	Street	Nature	A Business
03/29/2018	2018167851		901 W FM 517	WELFARE CONCERN	(BAHIA COVE
03/29/2018	2018167973		901 W FM 517	PRIVATE TOW REPOSESSION	(BAHIA COVE
03/29/2018	2018169036		901 W FM 517	DISTURBANCE	(BAHIA COVE
03/30/2018	2018170198		901 W FM 517	SUSPICIOUS CIRC PERSON V	(BAHIA COVE
03/30/2018	2018170955	181884	901 W FM 517	THEFT	(BAHIA COVE
03/31/2018	2018172426		901 W FM 517	CIVIL PROBLEM STANDBY	(BAHIA COVE
03/31/2018	2018172570		901 W FM 517	FOLLOW UP	BAHIA COVE
03/31/2018	2018172614		901 W FM 517	SUSPICIOUS CIRC PERSON V	(BAHIA COVE
03/31/2018	2018172750		901 W FM 517	CIVIL PROBLEM STANDBY	(BAHIA COVE
04/11/2018	2018195034		901 W FM 517	LOUD MUSIC NOISE	(BAHIA COVE
04/12/2018	2018195965	182156	901 W FM 517	SUSPICIOUS CIRC PERSON V	(BAHIA COVE
04/16/2018	2018202797		901 W FM 517	SUSPICIOUS CIRC PERSON V	(BAHIA COVE
04/17/2018	2018205722		901 W FM 517	WARRANT SERVICE	BAHIA COVE
04/17/2018	2018205732		901 W FM 517	WARRANT SERVICE	BAHIA COVE
04/21/2018	2018213323		901 W FM 517	WARRANT SERVICE	BAHIA COVE
04/28/2018	2018227396	182501	901 W FM 517	BURGLARY	(BAHIA COVE
04/30/2018	2018231280	182542	901 W FM 517	THEFT	(BAHIA COVE
05/05/2018	2018242496		901 W FM 517	WELFARE CONCERN	(BAHIA COVE
05/10/2018	2018252056		901 W FM 517	BURGLARY	P BAHIA COVE
05/12/2018	2018255674		901 W FM 517	HARASSMENT	(BAHIA COVE
05/14/2018	2018259305		901 W FM 517	PRIVATE TOW REPOSESSION	(BAHIA COVE
05/15/2018	2018262046		901 W FM 517	ALARM BURGLAR	(BAHIA COVE
05/27/2018	2018285750	183125	901 W FM 517	BURGLARY	(BAHIA COVE
05/29/2018	2018290534		901 W FM 517	SUSPICIOUS CIRC PERSON V	(BAHIA COVE
05/30/2018	2018290551		901 W FM 517	DISTURBANCE	(BAHIA COVE
06/05/2018	2018303956		901 W FM 517	FOLLOW UP	(BAHIA COVE
06/09/2018	2018311592		901 W FM 517	DISTURBANCE	(BAHIA COVE
06/13/2018	2018319821		901 W FM 517	TRAFFIC STOP	(BAHIA COVE
06/22/2018	2018338313		901 W FM 517	CIVIL PROBLEM STANDBY	(BAHIA COVE
06/25/2018	2018343225		901 W FM 517	WEAPONS OFFENSES	(BAHIA COVE
07/07/2018	2018368996		901 W FM 517	WELFARE CONCERN	(BAHIA COVE
07/08/2018	2018370482		901 W FM 517	SUSPICIOUS CIRC PERSON V	(BAHIA COVE
07/16/2018	2018385154		901 W FM 517	SUSPICIOUS CIRC PERSON V	BAHIA COVE
07/18/2018	2018390195		901 W FM 517	DISTURBANCE	(BAHIA COVE
07/19/2018	2018391778	184276	901 W FM 517	THEFT	(BAHIA COVE

2018
 100 calls
 8 calls / month
 2 calls / week
 Apartment
 Sold &
 renovation
 division
 2018-
 low occupancy

Call Time	Event ID	Rpt #	Street	Nature	A Business
07/20/2018	2018394144	184300	901 W FM 517	ASSAULT	(BAHIA COVE
07/24/2018	2018401032		901 W FM 517	PRIVATE TOW REPOSSESSION	(BAHIA COVE
07/24/2018	2018401117		901 W FM 517	TRAFFIC STOP	(BAHIA COVE
07/24/2018	2018402755		901 W FM 517	PARKING VIOLATION	(BAHIA COVE
07/26/2018	2018405711		901 W FM 517	PRIVATE TOW REPOSSESSION	(BAHIA COVE
07/26/2018	2018405906		901 W FM 517	NARCOTICS VIOLATION	(BAHIA COVE
08/07/2018	2018428942		901 W FM 517	PRIVATE TOW REPOSSESSION	(BAHIA COVE
08/07/2018	2018430031	184733	901 W FM 517	THEFT	(BAHIA COVE
08/10/2018	2018435845		901 W FM 517	SUSPICIOUS CIRC PERSON V	(BAHIA COVE
08/13/2018	2018441371		901 W FM 517	PRIVATE TOW REPOSSESSION	(BAHIA COVE
08/14/2018	2018444975	184897	901 W FM 517	SUSPICIOUS CIRC PERSON V	(BAHIA COVE
08/20/2018	2018455919	184998	901 W FM 517	SUSPICIOUS CIRC PERSON V	(BAHIA COVE
08/20/2018	2018457140		901 W FM 517	SUSPICIOUS CIRC PERSON V	(BAHIA COVE
08/28/2018	2018472035		901 W FM 517	SUSPICIOUS CIRC PERSON V	(BAHIA COVE
08/28/2018	2018473259		901 W FM 517	MINOR ACCIDENT	(BAHIA COVE
08/29/2018	2018474901		901 W FM 517	WELFARE CONCERN	(BAHIA COVE
09/04/2018	2018486967		901 W FM 517	NARCOTICS VIOLATION	(BAHIA COVE
09/13/2018	2018503906		901 W FM 517	LOST MISSING RECOVERED A	(BAHIA COVE
09/29/2018	2018533019	185853	901 W FM 517	UNAUTHORIZED USE OF M/V	(BAHIA COVE
09/29/2018	2018533420		901 W FM 517	PARKING VIOLATION	(BAHIA COVE
09/30/2018	2018535756		901 W FM 517	SUSPICIOUS CIRC PERSON V	(BAHIA COVE
10/08/2018	2018550634		901 W FM 517	SUSPICIOUS CIRC PERSON V	(BAHIA COVE
10/10/2018	2018553066		901 W FM 517	PRIVATE TOW REPOSSESSION	(BAHIA COVE
10/12/2018	2018558369		901 W FM 517	PRIVATE TOW REPOSSESSION	(BAHIA COVE
10/15/2018	2018562780		901 W FM 517	PRIVATE TOW REPOSSESSION	(BAHIA COVE
10/24/2018	2018579555		901 W FM 517	PRIVATE TOW REPOSSESSION	(BAHIA COVE
11/01/2018	2018594790		901 W FM 517	PRIVATE TOW REPOSSESSION	(BAHIA COVE
11/02/2018	2018598351		901 W FM 517	ALARM BURGLAR	(BAHIA COVE
11/03/2018	2018601191		901 W FM 517	SUSPICIOUS CIRC PERSON V	(BAHIA COVE
11/15/2018	2018620785		901 W FM 517	PRIVATE TOW REPOSSESSION	(BAHIA COVE
11/17/2018	2018626407		901 W FM 517	PRIVATE TOW REPOSSESSION	(BAHIA COVE
11/20/2018	2018630655		901 W FM 517	NARCOTICS VIOLATION	(BAHIA COVE
11/27/2018	2018640801		901 W FM 517	SUSPICIOUS CIRC PERSON V	(BAHIA COVE
11/27/2018	2018641014		901 W FM 517	MINOR ACCIDENT	(BAHIA COVE
11/28/2018	2018642569		901 W FM 517	CRIMINAL MISCHIEF	(BAHIA COVE

Call Time	Event ID	Rpt #	Street	Nature	A Business
11/30/2018	2018646656		901 W FM 517	SUSPICIOUS CIRC PERSON V	(BAHIA COVE
12/01/2018	2018649798		901 W FM 517	SUSPICIOUS CIRC PERSON V	P BAHIA COVE
12/02/2018	2018650636		901 W FM 517	DISTURBANCE	(BAHIA COVE
12/02/2018	2018651782		901 W FM 517	SUSPICIOUS CIRC PERSON V	BAHIA COVE
12/06/2018	2018658010		901 W FM 517	PRIVATE TOW REPOSSESSION	(BAHIA COVE
12/06/2018	2018659455		901 W FM 517	SUSPICIOUS CIRC PERSON V	(BAHIA COVE
12/10/2018	2018666216		901 W FM 517	SUSPICIOUS CIRC PERSON V	(BAHIA COVE
12/11/2018	2018666961		901 W FM 517	ASSIST CITIZEN	(BAHIA COVE
12/17/2018	2018677920		901 W FM 517	PRIVATE TOW REPOSSESSION	(BAHIA COVE
12/17/2018	2018679673		901 W FM 517	SUSPICIOUS CIRC PERSON V	(BAHIA COVE
12/21/2018	2018685811		901 W FM 517	UNAUTHORIZED USE OF M/V	(BAHIA COVE
12/22/2018	2018687626		901 W FM 517	PRIVATE TOW REPOSSESSION	(BAHIA COVE
12/25/2018	2018692875		901 W FM 517	SUSPICIOUS CIRC PERSON V	(BAHIA COVE
12/27/2018	2018695215		901 W FM 517	PRIVATE TOW REPOSSESSION	(BAHIA COVE

Sec. 125-71 Residential Multi-Family Districts

Sections:

- 125-71.A. Purposes
- 125-71.B. Land Use Regulations
- 125-71.C. Development Regulations
- 125-71.D. Review of Plans

This section establishes regulations for 2 residential multi-family district types: Residential Multi-Family 2 (RMF-2) and Residential Multi-Family 1.2 (RMF-1.2). The development standards generally reflect current standards.

Sec. 125-71.A. Purposes

The specific purposes of the **RMF Residential Multi-Family Districts** are to create, maintain, and enhance neighborhood residential areas with multi-family housing that is typically located near the City's major arterial roads, is part of mixed use development, and is characterized by a mix of attached housing in small and large multi-unit buildings. While future development will be primarily residential in nature, some small-scale public and non-residential uses may be on the ground floor in a mixed use building on an arterial street may be permitted in certain districts. Two **RMF Residential Multi-Family Districts** are established:

- *Multi-Family Residential (RMF-2).* This district reflects existing multi-family areas of the City and is intended to provide for medium density residential development with a maximum density of 22 dwelling units per acre. Future development may take the form of two-family dwellings (duplexes), multiplexes, and townhouses.
- *Multi-Family Residential (RMF-1.2).* This district is intended to provide for high density multi-family residential development with a maximum density of 36 dwelling units per acre. Future development may take the form of multiplexes and apartments.

Sec. 125-71.B. Land Use Regulations

Schedule 125-71.B below prescribes the land use regulations for **RMF Residential Multi-Family Districts**. The regulations for each district are established by letter designations as follows:

"P" designates permitted use classifications.

"L" designates use classifications that are permitted, subject to certain limitations prescribed by the additional use regulations in Article IV, Division 1: Standards for Specific Uses. Number designations refer to the specific limitations listed at the end of Schedule 125-71.B.

"S" designates use classifications permitted after review and approval of a Special Use Permit by the City Council. These uses are also subject to certain limitations in Article IV, Division 1: Standards for Specific Uses.

Use classifications are defined in Article V, Division I: Use Classifications. In cases where a specific land use or activity is not defined, the City Planner or designee shall assign the land use or activity to a classification that is substantially similar in character. Use classifications not listed in the Schedule below are prohibited.

Schedule 125-71.B: Use Regulations – Residential Multi-Family Districts

<i>Use Classifications</i>	<i>RMF-2</i>	<i>RMF-1.2</i>	<i>Additional Regulations</i>
<i>Residential</i>			
Child Care Family Homes			
<i>Listed Family Homes</i>	P	P	
<i>Registered Family Homes</i>	S	S	
Residential Dwellings			Refer to Section 125-90.B
<i>Multi-Family Dwelling</i>	P	P	
<i>Condominium</i>	P	P	
<i>Duplex</i>	P	P	
<i>Townhouses</i>	P	P	
<i>Manufactured Homes</i>	S	S	
Group Residential Facilities			Refer to Section 125-90.J
<i>Assisted Living Facility</i>	P	P	
<i>Continuing Care Facility</i>	P	P	
<i>Disabled Group Dwelling</i>	P	P	
<i>Emergency Shelter</i>	P	P	
<i>Nursing Home</i>	P	P	
<i>Public and Semipublic</i>			
Cemeteries	S	S	
Cultural Institutions	S	S	
Day Care	S	S	
Parks and Recreation	P	P	
Public Safety Facilities	S	S	
Religious Assembly	L1	L1	
Schools, Public or Private	S	S	
<i>Commercial</i>			
Bed and Breakfast Establishment	P	P	
Food and Beverage Sales	L2	L2	

Recreation and Entertainment			
<i>Large-Scale</i>	S	S	
<i>Small-Scale</i>	S	S	
<i>Transportation, Communication, and Utilities</i>			
Transportation Facilities			
<i>Marinas, Docks</i>	P	P	
<i>Marinas, Private</i>	P	P	
Utility, Minor	P	P	
<i>Agriculture and Extractive</i>			
Excavation and Mining	S	S	Refer to Chapter 98
<i>Pipelines, Oil and Gas Wells</i>			
Gas Well Drilling	S	S	Refer to Sec. 125-90.G..
Oil Well Drilling	S	S	Refer to Sec. 125-90.G..
Pipelines	S	S	Refer to Sec. 125-90.H.
Pump Stations	S	S	Refer to Sec. 125-90.I.
<i>Specific Use Limitations</i>			
L1 Minimum 20-foot wide landscaped buffer required along interior lot lines that abut a single-family lot.		L2 Corner stores less than 1,500 square feet.	
<i>Accessory Uses and Structures</i>		See Article IV, Division 2	
<i>Temporary Uses</i>		See Article IV, Division 3	
<i>Nonconforming Uses and Structures</i>		See Article IV, Division 7	

Sec. 125-71.C. Development Regulations

Schedule 125-71.C below prescribes the development regulations for ***RMF Residential Multi-Family Districts***, including building density, building form and location, open space, and vehicle accommodation. The number designations in right-hand column refer to the additional regulations listed at the end of Schedule 125-71.C. Refer also to Article IV: Regulations Applicable in All or Several Districts.

Schedule 125-71.C: Development Regulations – Residential Multi-Family Districts

<i>Development Standards</i>	<i>RMF-2</i>	<i>RMF-1.2</i>	<i>Additional Regulations</i>
<i>Building Density</i>			
Maximum dwelling units per acre	22	36	
Minimum Lot Width (ft.)	75	75	(1)
Minimum Unit Size (sq. ft.)	850	650	

Schedule 125-71.C: Development Regulations – Residential Multi-Family Districts

<i>Development Standards</i>	<i>RMF-2</i>	<i>RMF-1.2</i>	<i>Additional Regulations</i>
<i>Building Form and Location</i>			
Maximum Height (ft.)	42	48	
Minimum Yards (ft.)			
<i>Front</i>	20	25	(2)
<i>Side (1/2/3+stories)</i>	15/20/30	15/20/30	
<i>Street Side (Corner Lot)</i>	20	25	
<i>Rear (1/2/3+stories)</i>	15/20/30	20/25/30	(3)
<i>Open Space</i>			
Maximum Lot Coverage (Percent)	50	60	(4)
Minimum Common Open Space			(5)
<i>Other Standards</i>			
Accessory Uses and Structures			See Article IV, Division 2
Off-Street Parking and Loading			See Article IV, Division 5
Landscaping and Buffer Yards			See Article IV, Division 6

1. ***Minimum Lot Width.*** The minimum lot width may be reduced to 20 feet for, duplex, and townhouse dwellings.
2. ***Front Yard.*** The minimum front yard may be reduced to 20 feet for duplex, and townhouse dwellings.
3. ***Rear Yard.*** The minimum rear yard may be reduced to 10 feet for attached single family, two-family, and townhouse dwellings where a rear alley is provided
4. ***Maximum Lot Coverage.*** Includes buildings, parking areas, and driveways and maneuvering areas, but excludes common open space amenities and landscaped areas.
5. ***Common Open Space.*** See Article II, Chapter 102 of the City of League City Code of Ordinances (Parks Ordinance).

Sec. 125-71.D. Review of Plans

All development is subject to development review in accordance with the City’s applications and procedures, pursuant to Article II, Division 2: Applications and Procedures.