



**MEETING MINUTES  
CITY OF LEAGUE CITY  
PLANNING AND ZONING COMMISSION  
Monday April 1, 2019 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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**II. Public Hearing and Action Items**

A. Hold a public hearing and make a recommendation to City Council for Zone Change application, [MAP-19-0002 \(Bahia Cove Phase 2\)](#), a request to rezone approximately 3.789 acres from "CG" (General Commercial) to "RMF-1.2" (Multi-Family Residential with a maximum density of 36 dwelling units per acre), legally described as Abstract 19, Perry & Austin Survey, Tracts 63 & 63-1, generally located along the north side of FM 517, east of Calder Road and west of Bay Sky Drive.

Kris Carpenter, Planning Manager, gave a presentation on behalf of the City of League City.

Stephen Zuloga, Vice-President of Acquisition and Asset Management for WRH Realty Services, stated that WRH has been an owner/operator of multifamily properties for over twenty years. The applicant is requesting a zoning for the parcel to expand the adjacent apartment development onto the subject property. The applicant is proposing:

- Two 3-story apartment buildings containing 78 apartment units.
- A community pool and cabana structure.
- Open space required for 1.04-acre private park per the new city ordinance.
- Meets all Zoning requirements, no variances requested.
- Meets drainage standards.
- Accounts for proposed widening of FM 517 and ROW expansion from TxDOT.

Mr. Turner opened the public hearing at 6:18 p.m.

Susan Thomas, 2934 Landing Edge Lane, stated her concerns are related to flooding and crime.

G. Todd Williams, 112 Bristol Bend Lane, stated his concerns are related to dumpsters overflowing with trash and traffic.

Jean Ann Glass, 2935 Standing Springs, stated her concerns are related to an increase in traffic, crime and drainage.

Sarah Link, 6859 Dogwood Cliff Lane, stated her concerns are related to crime and trash.

Francoise Dewitt, 1070 Begid Ct. Dickinson TX., stated her concerns are related to drainage, flooding and traffic.

Andy Abbott, 2941 Landing Edge Lane, stated his concerns are related to privacy, crime and trash.

Joel Alaniz, 291 Windy Crossing Lane, stated his concerns are related to flooding and crime.

Mark Rutledge, WRH Realty Services, stated that Jordan Cove has been converted into a market rate community. The proposed apartment will meet drainage standards and proposed widening of FM 517 and ROW expansion.

Bruce Casper, 2940 Landing Edge, 1026 Riverwood, stated his concerns related to property values on homes he owns in the area.

Mr. Turner closed the public hear at 6:44 p.m.

Mr. Poole asked if the land to the west of Mariposa Apartments was zoned General Commercial.

Mr. Carpenter replied that the land to the west of Mariposa Apartments was zoned General Commercial.

Mr. Poole asked why there are no sidewalks on the frontage of Mariposa and Bahia Cove along 517.

Mr. Carpenter replied that Jorden Cove does have sidewalks. The new development will be required to have sidewalks.

Mr. Turski asked if the residents would have a preference between commercial zoning or multi-family zoning.

Susan Thomas, 2934 Landing Edge Lane, stated her concerns related to crime and drainage, and her opposition to multifamily.

Nghiem Doan, City Attorney, stated that the Public hearing is closed.

Ms. Ramirez asked when the applicant purchased the property.

Mr. Zuloga replied Jordan Cove was purchased in October 2017.

Mr. Poole made a motion to approve the item with the condition that a traffic study be required.

Ms. Arnold seconded the motion.

Mr. Doan stated that a condition could not be attached to the recommendation, but could be added as a recommendation, because this item is a request for zoning as opposed to a Special Use Permit.

Mr. Doan asked that motion be made receding the original motion.

Ms. Arnold made a motion to withdraw the condition of the TIA.

Ms. Ramirez seconded the motion.

Motion passed by a vote of 6-1-0.

\*Poole voted against the motion.

Ms. Arnold made a motion to approve the rezone.

Ms. Ramirez seconded the motion.

The motion failed unanimously by a vote of 0-7-0.

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## **VII. Adjournment**

Mr. Turner adjourned the meeting at 7:23 p.m.