



**MEETING MINUTES  
CITY OF LEAGUE CITY  
PLANNING AND ZONING COMMISSION  
Monday, June 17, 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 on a 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.

Emilio Levario, Planner, introduced the applicants.

The applicants gave a presentation on behalf of the owner and company and stated that the developers proposed to add a 10-foot privacy fence, along with mature oak trees, and that they conducted a Traffic Impact Assessment which indicated that the proposed apartment use would have less of an impact on traffic than a commercial use. The applicant commented that the rehabilitation work to the existing apartments was completed and that they would not be applying for tax credits for low income housing.

Mr. Turner opened the public hearing at 6:33 p.m.

Seven citizens spoke against the item and one citizen spoke in favor of the item.

Mr. Turner closed the public hearing at 7:06 p.m.

Mr. Bindhammer moved to recommend approval of Zone Change application MAP-19-0012 (Bahia Cove Phase 2).

Ms. Ramirez seconded the motion

Ms. Ramirez asked about the requirements for the construction of a new driveway.

Mr. Levario replied that the driveway would be subject to TxDOT review and approval.

Ms. Ramirez asked if a new driveway would be guaranteed at the proposed location.

Matthew Brown, Assistant City Engineer discussed the TxDOT permit requirements and the spacing requirements for a new driveway

Ms. Arnold commented that she was opposed to the rezoning.

The motion to recommend approval failed by a vote of 1-5-0.

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**VII. Adjournment**