



**MEETING MINUTES  
CITY OF LEAGUE CITY  
PLANNING AND ZONING COMMISSION  
Monday, November 04, 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**

Hold a public hearing and make a recommendation to City Council for Zone Change application - FM 646 Tract (MAP-19-0013), to rezone approximately 33.85 acres from "CG" (General Commercial) to "RSF-5" (Residential Single Family with a minimum lot size of 5,000 square feet), legally described as Abstract 36 of the WG Banks Survey, Tracts 13 and 13-2, generally located along the south side of FM 646 and east of Caroline Street.

Kayla Davis, Planner II, gave a presentation on behalf of the City of League City and stated that the City recommended approval of the zone change.

The public hearing was opened at 6:14 p.m.

Larry Millican, 934 Plantation, commented that he was in opposition to the zone change and that he objected to the loss of commercial property and questioned the appropriateness of 5,000 square foot lots adjacent to the acre size lots of the Whispering Lakes Ranch Subdivision. Mr. Millican questioned the impact that the Grand Parkway would have on the property should it be developed as residential.

Jennifer Mason, 3957 Sunset Terrace, commented that she was in favor of the zone change and stated that she was in opposition to the property being developed as commercial and that she was concerned about the traffic and drainage impact that commercial development could have. Ms. Mason commented that her and other Whispering Lakes Ranch residents spoke against the previous zone change from residential to commercial and asked that drainage and traffic be kept in mind.

Dave Person, 3981 Lake Star Drive, commented, neither in favor or opposition of the zone change, that water from Hurricane Harvey flowed over FM 646 onto the lot to Gum Bayou and Gum Bayou was not sufficient for such drainage. Mr. Person commented that conditions should be placed on the zone change that the drainage to Gum Bayou be addressed and asked that measures be taken to assure that Whispering Lakes Ranch would not become a soup bowl, as the property was designated to be in a Special Flood Hazard Area and would be raised higher than their property.

Rebecca Hearn, 3964 Hannah's Way, commented, neither in favor or opposition of the zone change, that the traffic in the area was hazardous, and that traffic improvements should be considered prior to any development moving forward. Ms. Hearn commented she was also concerned about the impact additional homes would have on drainage.

Cheryl Steller, 3949 Lake Star Drive, commented, neither in favor or opposition, that during Hurricane Harvey, her home was surrounded by water and the streets flooded. Ms. Stellar commented that Gum Bayou needed to be improved so that the water that drained from Whispering Lakes Ranch does not flood the new homes and that additional turning lanes should be added for the additional traffic on FM 646.

Christine Kearns, 3970 Lake Star Drive, commented that she was in favor of the zone change and that residential use was more appropriate for the area.

Sam Boyd, owner of the property, commented that he developed the Whispering Lakes Ranch subdivision and that the Whispering Lakes Ranch subdivision did not flood because of proper engineering and over detaining. He stated that the proposed property would also be properly engineered and detained. Mr. Boyd commented that he had not been successful in attracting appropriate commercial to the land. The residential subdivision would also have less of an impact on drainage, and though the lots would not be acre lots, the subdivision would still be well-designed and well-engineered.

The public hearing was closed at 6:33 p.m.

Mr. Lee moved to recommend approval of the Zone Change application for FM Tract 646.

Mr. Olkowski seconded the motion.

The motion passed by a vote of 7-0-0.

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## **VII. Adjournment**

Mr. Turner adjourned the meeting at 6:34 p.m.