



I. Call to Order and Roll Call of Members

II. Citizen Communication

The privilege of speaking at this time is limited to the following persons: residents, persons having an ownership interest in property or a business within the City, or their attorneys. A statement of no more than 3 minutes may be made. There will be no yielding of time to another person. State law prohibits members of the Planning and Zoning Commission from commenting on any statement or engaging in dialogue without an appropriate agenda item being posted in accordance with the Texas Open Meetings Act. Comments should be directed to the entire Planning and Zoning Commission, not individual members of the Planning and Zoning Commission or staff. If addressing a specific agenda item, speakers must keep their remarks specific to the item being considered by the Planning and Zoning Commission. Any speaker making personal attacks or using vulgar or profane language shall forfeit his/her remaining time and shall be seated.

III. Approval of Minutes

A. June 21, 2021

IV. Public Hearing & Action Items

A. Hold a public hearing and make a recommendation to City Council on Zoning Change Application, **PUD-21-0002 (TownHarbour Estates PUD)**, on a request to rezone approximately 37.2 acres by repealing the existing Planned Unit Overlay District (-PUD) and creating a new PUD for properties zoned “RSF-7-PUD” (Single-Family Residential with a minimum lot size of 7,000 square feet within a Planned Unit Development Overlay) and “RSF-5-PUD” (Single-Family Residential with a minimum lot size of 5,000 square feet within a Planned Unit Development Overlay), legally described as Tracts 2, 2-1, 2-2, 3 and 4 of the M. Muldoon Survey, the southern 10 feet of Lot 34, Lot 35, Block 5 and Lots 1 thru 16, Block 9 of the Lakeside Addition Subdivision, generally located on the west side of Lakeside Drive, north of Marina Bay Drive (FM 2094) and east of South Shore Boulevard in the 600 block of Lakeside Drive in League City, Texas.

V. New Business

A. Hold a workshop on [Capital Recover Fee Updates](#) presented by the Director of Engineering.

VI. Staff Comments

VII. Adjournment

CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE NOTICE OF MEETING WAS POSTED ON THE BULLETIN BOARD AT CITY HALL OF THE CITY OF LEAGUE CITY, TEXAS, ON OR BEFORE THE 2nd DAY OF JULY 2021, BY 6 PM, AND WAS POSTED IN ACCORDANCE WITH CHAPTER 551, LOCAL GOVERNMENT CODE (THE TEXAS OPEN MEETINGS ACT). ITEMS POSTED IN THE OPEN SESSION PORTIONS OF THIS AGENDA MAY ALSO BE DISCUSSED IN CLOSED OR EXECUTIVE SESSION IN ACCORDANCE WITH THE PROVISIONS OF THE TEXAS OPEN MEETINGS ACT. WHILE THIS IS NOT A MEETING OF THE CITY COUNCIL OF LEAGUE CITY, A QUORUM OF THE CITY COUNCIL MAY BE PRESENT IN THE AUDIENCE. MEMBERS OF OTHER CITY BOARDS MAY ALSO BE PRESENT.

Kris Carpenter
Planning Manager