



**Meeting Minutes
City of League City
Regular Meeting
Planning and Zoning Commission
Tuesday, January 19, 2021, 6:00 P.M.**

Johnnie Arolfo Civic Center, 400 West Walker Street, League City, Texas 77573

I. Call to Order and Roll Call of Members

Doug Turner, Chairperson, called the meeting to order at 6:00 p.m.

Members Present:

Douglas Turner
Pam Arnold
Steven Barron
Gene Bindhammer
Frank Dominguez
Paul Maaz
Tedd Olkowski
Annette Ramirez

Members Absent:

None

City Staff:

David Hoover, Executive Director of Development Services
Frankie Legaux, Assistant Director of Planning & Development
Kris Carpenter, Planning Manager
Masood Malik, Senior Planner
Matthew Brown, Assistant City Engineer
Nghiem Doan, City Attorney

II. Approval of Minutes

A. December 14, 2020

Mr. Bindhammer made a motion to approve the minutes.
Ms. Ramirez seconded the motion.
The motion passed by a vote of 8-0-0.

III. Citizen Communication

No citizens spoke.

IV. Public Hearing and Action Items

- A.** Hold a public hearing and make a recommendation to City Council on a Special Use Permit Application, SUP-20-0006 (Lelia Southern Settings), to allow an event venue on a property zoned "HD-R" Historic District Residential, generally located at the northwest intersection of 2nd Street and Kansas Avenue, with the address of 720 2nd Street, League City, Texas.

Masood Malik, Senior Planner, gave a presentation on behalf of the City of League City.

Mr. Turner opened the public hearing at 6:07 PM.
Mr. Turner closed the public hearing at 6:09 PM.

The following were Public Hearing Speakers:

Mike Peterson, applicant, and homeowner, 720 2nd Street, League City, Tx 77573, gave a presentation and spoke in favor of the Special Use Permit request.

Ms. Ramirez asked what system City staff has in place to follow through that parking agreement is renewed in two years.

Kris Carpenter responded that staff would put a trigger in the system that will alert City staff in 2 years' time to verify the renewal of the parking agreement.

Ms. Arnold made a motion to approve the Special Use Permit, SUP-20-0006, Lelia Southern Settings.

Mr. Olkowski seconded the motion.
The motion passed by a vote of 8-0-0.

Mr. Turner asked Nghiem Doan, City Attorney how the Commission should handle the original motion made to approve the Special Use Permit since it was not stated in the original motion to approve with conditions.

Nghiem Doan, City Attorney suggested making a motion to reconsider the item and vote on that motion. If it passes, then bring back the motion to approve the Special Use permit as if it was never voted on before.

Ms. Arnold made a motion to reconsider the item.
Mr. Olkowski seconded the motion.
The motion passed by a vote of 8-0-0.

Ms. Arnold made a motion to approve the Special Use Permit, SUP-20-0006, Lelia Southern Settings subject to the conditions proposed by City staff.
Ms. Ramirez seconded the motion.
The motion passed by a vote of 8-0-0.

- B.** Hold a public hearing and make a recommendation to City Council on a Zoning Change Application, MAP-20-0003 (Pinnacle Park Apartments), to rezone approximately 11.1933 acres from "CM" (Commercial Mixed Use) to "RMF-1.2" (Residential Multi-Family 1.2), generally located along the south side of Big League Dreams Parkway and along the west side of Brookport Drive, League City, Texas.

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

Mr. Turner opened the public hearing at 6:16 PM.
Mr. Turner closed the public hearing at 6:48 PM.

The following were Public Hearing Speakers:

John Cutrer, City Street Residential, presentation, in favor (applicant/developer)

James Brockway, Broker/Owner Brockway Residential and homeowner, 2366 Calypso Lane, League City, Tx 77573, presentation, in favor (broker/resident)

Jack Carter, Dannenbaum Engineering, 3100 W. Alabama, Houston, Tx, 77098, presentation, in favor (engineer)

Darin Gosda, Partnership Group, 2800 Post Oak Blvd, Houston, Tx, 77056, presentation, in favor (owner/partner)

Bill Mather, 1645 Greens Prairie Road, College Station, Tx 77845, President of Management District overseeing Pinnacle Park, presentation, in favor (developer/partner)

Ms. Ramirez asked Mr. Brockway if the property was not viable to develop as a vertical mixed use product.

Mr. Brockway responded that it is not viable in suburban markets.

Ms. Ramirez made a motion to approve recommendation to City Council on a Zoning Change Application, MAP-20-0003 (Pinnacle Park Apartments), to rezone approximately 11.1933 acres from "CM" (Commercial Mixed Use) to "RMF-1.2" (Residential Multi-Family 1.2).

Mr. Barron seconded the motion.

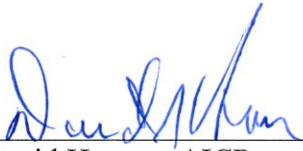
The motion passed by a vote of 8-0-0.

V. Staff Comments

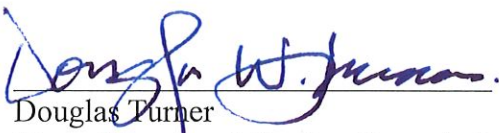
No staff comments.

VI. Adjournment

Mr. Turner adjourned the meeting at 6:52 PM



David Hoover, AICP
Executive Director, Development Services



Douglas Turner
Chair, Planning & Zoning Commission