



**Meeting Minutes
City of League City
Regular Meeting
Planning and Zoning Commission
Monday, May 17, 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
Annette Ramirez

Members Absent:

Tedd Olkowski

City Staff:

Kris Carpenter, Planning Manager
Michelle Villareal, City Attorney
David Hoover, Executive Director of Development Services

II. Approval of Minutes

A. May 3, 2021

Mr. Maaz made a motion to approve the minutes.
Ms. Arnold seconded the motion.
The motion passed by a vote of 6-0-1.

III. Citizen Communication

No citizens spoke.

IV. New Business

A. Consider and take action on a **Preliminary/Final Plat, PLAT-21-0003 (Gandhi Estates)**, generally located along the east side of Texas Avenue, between Webster Street and East Walker Street, with the address of 500 Texas Avenue, League City, TX.

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

Mr. Maaz made a motion to approve the Preliminary/Final Plat, **PLAT-21-0003 (Ghandi Estates)**.
Ms. Ramirez seconded the motion.
The motion passed by a vote of 7-0-0.

V. **Public Hearing and Action Items**

B. Hold a public hearing and take action on a subdivision variance request, **VA-21-0001 (2220 East League City Parkway)**, to allow a property to be platted that does not meet the minimum lot width requirement of 75 feet. Approval of this request will allow for the proposed rear lot to be platted with a lot width of 56.60 feet, generally located along the north side of League City Parkway (SH 96) and along the east side of Tuscan Lakes Boulevard.

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

Ms. Arnold asked for clarification of why there is a requirement for 75 of lot width.

Mr. Carpenter explained the need for lot width; to ensure access to public roadway, utilities, and to limit the creation of flag lots.

Mr. Barron asked if there was any change from what they presented in 2014 to what they were proposing today.

Mr. Carpenter responded that the layout is similar to what was previously proposed.

Mr. Turner asked if the 56.60 feet of lot width was along the rear driveway.

Mr. Carpenter confirmed.

Mr. Maaz asked about staff's recommendation.

Mr. Carpenter responded that staff gave analysis of the five tests required for a variance to be granted, but the burden of proof for approval was to come from the applicant.

Mr. Maaz asked if this variance would set a precedent.

Mr. Carpenter responded that variances are not meant to set a precedent and should be judged on their own merits.

Mr. Turner opened the public hearing at 6:13 p.m.

Greg Patch, applicant, brought some exhibits and distributed them to the board.

Mr. Patch gave a presentation on behalf of the applicant.

Mr. Barron asked about the intention for access to building A-1.

Mr. Patch responded that access would remain as it currently exists now.

Mr. Upchurch, owner representative, gave a presentation on behalf of the owner.

Richard Flamos, adjacent owner, asked about the benefit of approving the variance for the adjacent homeowners and League City.

Mr. Upchurch responded that the benefit to the City is an increase in tax dollars to the city and nothing would be done to detract from the adjacent neighborhood.

Mr. Upchurch continued about why the variance should be approved.

Mr. Flamos, asked how this will affect the traffic pattern on Tuscan Lakes Boulevard and stated that an economic hardship should not be considered.

Mr. Patch stated that the site has three existing driveways, and the primary access would remain from League City Parkway.

Mr. Patch then stated that there will be no harm on the homeowners or the city by the approval of this item.

Mr. Robert Derieux, adjacent homeowner, stated these rules were put in place for a reason and this proposal will increase traffic along Tuscan Lakes Boulevard.

Ms. Contreras, adjacent homeowner, stated her concerns about traffic and the effect on the property values of adjacent houses.

Mr. Turner closed the public hearing at 6:39 p.m.

Mr. Turner asked how the current configuration met the lot width requirement.

Mr. Carpenter replied that the current lot configuration has over 75 feet of lot frontage along League City Parkway.

Mr. Turner asked if they could construct the proposed site plan without subdividing the lots.

Mr. Carpenter responded that the current site plan could be constructed without subdividing.

David Hoover, Executive Director of Development Services, stated that if the properties were subdivided, the rear lot would have to have an address off Tuscan Lakes Boulevard. He continued that this would direct additional traffic onto Tuscan Lakes Boulevard.

Mr. Hoover explained the rationale behind the 75-foot lot width requirements. Specifically, the main reason behind lot widths is to limit flag lots.

Mr. Hoover explained his meeting with the MUD representatives. The purpose of the meeting was to determine if anything could be done to assist the applicant in obtaining the additional property. He also mentioned that he was in the original meeting with the City Manager to discuss potential options with the developer.

Mr. Maaz asked to clarify that they can still develop the site as they wish, they just cannot subdivide it.

Mr. Hoover confirmed that they can construct the site in the manner they propose, but they cannot subdivide the lot into three lots. They can potentially sell the buildings as a condominium type development.

Mr. Bindhammer made a motion to approve the subdivision variance request, **VA-21-0001 (2220 East League City Parkway)**.

Ms. Ramirez seconded the motion.

Mr. Maaz stated that he believed that approving this would set a precedent for future requests.


The motion failed 1-6-0.

VI. Staff Comments

No comments.

VII. Adjournment

Mr. Turner adjourned the meeting at 6:52 p.m.



David Hoover, AICP
Executive Director, Development Services



Douglas Turner
Chair, Planning & Zoning Commission