



**Meeting Minutes  
City of League City  
Regular Meeting  
Planning and Zoning Commission  
Tuesday, July 6, 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**

Gene Bindhammer, Vice Chairperson, called the meeting to order at 6:00 p.m.

**Members Present:**

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

**Members Absent:**

Douglas Turner

**City Staff:**

David Hoover, Executive Director of Development Services  
Frankie Legaux, Assistant Director of Planning and Development  
Kris Carpenter, Planning Manager  
Mark Linenschmidt, Senior Planner  
Christopher Sims, City Engineer  
Matt Brown, Assistant City Engineer  
Michelle Villareal, City Attorney

**II. Approval of Minutes**

**A. June 21, 2021**

Mr. Maaz made a motion to approve the minutes.

Ms. Arnold seconded the motion.

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

**III. Citizen Communication**

Chuck DiFalco, 2138 Eastland Court, spoke about his support for raising Capital Recovery Fees (CRFs) for property development to pay for the systemic infrastructure improvements.

**IV. Public Hearing and 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.

Mark Linenschmidt, Senior Planner, gave a presentation on behalf of the City of League City.

The Applicant, Joe Watson of Axis Point Developers, LLC., spoke about the merits and benefits of the project for the community.

The Engineer of Record, Jack Carter of DEC Engineering, gave a brief explanation of the proposed drainage system.

Mr. Bindhammer opened the public hearing at 6:43 p.m.

The following persons signed-in to speak during the public hearing:

Applicant, Joe Watson of Axis Point Developers, LLC., 916 Herkimer, Houston, Texas  
Engineer of Record, Jack Carter of DEC Corp., 3100 West Alabama, Houston, Texas

- \*Paul Caskey, 1516 Veranda Mist, League City, Texas
- Amy Doherty, 2745 Oak Street, League City, Texas
- \*Grace Cotrone, 522 Lakeside Drive, League City, Texas
- Pam Fisher, 107 Lakeside Drive, League City, Texas
- Charles Fisher, 107 Lakeside Drive, League City, Texas
- \*Cynthia Bradley, 525 Lakeside Drive, League City, Texas
- Norman Bagwell, 525 Lakeside Drive, League City, Texas
- Doug Chappell, 410 West Drive, League City, Texas
- Margaret & Cormac O'Reilly, 605 Lakeside Drive, League City, Texas
- \*Lynette Bryan, 333 Lakeside Drive, League City, Texas
- \*Wally Peckham, 102 Lakeside Drive, League City, Texas
- \*J.R. Tijerina, 404 West Drive, League City, Texas
- Robert Lloyd, 208 Valmar, League City, Texas
- Erika Menzel, 204 Valmar, League City, Texas
- \*Patrick Kirbow, 340 Valmar, League City, Texas
- \*Carolyn Byrd, 201 Lakeside Drive, League City, Texas
- Michael Conly, 2720 Bluebonnet Street, League City, Texas
- \*Jon & \*Renne Siewers, 22 Valmar Street, League City, Texas
- Charlotte Broesche, 2726 Bluebonnet Street, League City, Texas
- Sid Jones, 2722 Bluebonnet Street, League City, Texas
- \*Lynda Younger, 2720 Bluebonnet Street, League City, Texas
- \*Ron & Karen Parsons, 306 Valmar, League City, Texas
- \*Jeff Hagen, 2733 Fenwood, League City, Texas
- \*Stuart Bernau, 207 Valmar, League City, Texas
- \*Shane Ware, 605 Lakeside Drive, League City, Texas
- \*Teresa Elliot, 317 West Drive, League City, Texas
- \*Imad Basharat, 527 Lakeside Drive, League City, Texas

\* Spoke during the public hearing.

The persons who spoke during the public hearing spoke on the following subjects:

- Drainage
  - Elevation(s) of the area in relation to where water is to drain
  - How drainage will flow in the area
  - How new infrastructure will interface with existing drainage system
  - How drainage would affect the developments along Enterprise Drive

- Reconstruction/Expansion of Lakeside Drive
  - Proposed start date
  - Phasing and Timeline of roadway construction
  - Overall design of new road (right-of-way and lane widths)
- Traffic
  - Impact(s) of additional residential traffic in the area
  - Impact(s) of construction traffic
  - Location of entrance to TownHarbour Estates
  - Future Capital Improvement Projects (CIP)
- Public Safety
  - Concerns of increased crime due to this development

Mr. Bindhammer closed the public hearing at 7:46 p.m.

Ms. Arnold made a motion to make a recommendation of approval to City Council on Zoning Change Application, **PUD-21-0002 (TownHarbour Estates PUD)**, on a request to create a Planned Unit Development Overlay.

Ms. Ramirez seconded the motion.

The motion failed by a vote of 1-6-0.

**V. New Business**

- A.** Hold a workshop on Capital Recover Fee Updates presented by the Director of Engineering.

Christopher Sims, City Engineer, indicated that they could discuss the additional information provided to the Commission at their next scheduled meeting, however a vote would need to be made during that meeting as well.

**VI. Staff Comments**

Kris Carpenter, Planning Manager, reminded the commissioners of the scheduling conflict with City Council that the July 19, 2021, Planning and Zoning Commission meeting would be rescheduled to Wednesday, July 21, 2021. Mr. Carpenter added that a the most recent Commissioner poll indicated there would be quorum and that another poll would be sent out in the coming week.

**VII. Adjournment**

Mr. Bindhammer adjourned the meeting at 8:00 p.m.

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David Hoover, AICP  
Executive Director, Development Services

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Gene Bindhammer  
Vice-Chair, Planning & Zoning Commission