

**Meeting Minutes**  
**City of League City**  
**Planning and Zoning Commission**  
**Regular Meeting, Monday, May 15, 2023**  
**Council Chambers, 200 W. Walker Street, League City, TX 77573**

**1. Call to Order and Roll Call of Members**

Paul Maaz, Chair, called the meeting to order at 6:00 p.m.

**Present:** Steven Barron, Chris Dodson, Frank Dominguez, Paul Maaz, Pam Arnold, Jacqueline Irwin

**Absent:** Ruth Morrison

**City Staff:** Kris Carpenter, Director of Planning; Mark Linenschmidt, Planning Manager; Ann Williams, Planner I; Christopher Sims, Executive Director Development Services; Matt Brown, Assistant City Engineer; Michelle Villarreal, Deputy City Attorney

**2. Approval of May 1, 2023, minutes**

Mr. Maaz asked if there were any corrections. He stated hearing none, the May 1, 2023, minutes are approved.

**3. Citizen Communications**

Mr. Bill White, 1537 Perugia St., spoke in opposition to the proposed Tuscan Lakes Master Plan revision.

Mr. Wayne Lovett, 1642 Pelago St., spoke in opposition to the proposed Tuscan Lakes Master Plan revision.

Mr. Jim Bollom, 1611 Lansing Ln., spoke in opposition to the proposed Tuscan Lakes Master Plan revision.

Mr. Buster Schapper, 1606 Montieri St., spoke in opposition to the proposed Tuscan Lakes Master Plan revision.

Ms. Elizabeth Ozbun, 662 Iago Ct., spoke in opposition to the proposed Tuscan Lakes Master Plan revision.

Ms. Holly Cooper, 1648 Pelago St., spoke in opposition to the proposed Tuscan Lakes Master Plan revision.

**4. New Business**

**A.** Consider and take action on a Master Plan Revision, Tuscan Lakes Master Plan Revision # 23, PUD-22-0011, generally located along League City Parkway (State Highway 96), west of Tuscan Lakes Boulevard.

Mark Linenschmidt, Planning Manager, gave a presentation on behalf of the City of League City.

Ms. Katy Harris of LJA Engineering gave a brief presentation as the Applicant of the request.

Mr. Bob Douglas of Johnson Development gave a brief presentation as the Developer of Tuscan Lakes. There was a discussion about Tuscan Lakes requirements and about the homes in the proposed master plan amendment.

Mr. Dodson made a motion to deny the Tuscan Lakes Master Plan Revision # 23, PUD-22-0011.

Ms. Irwin seconded the motion.

The motion passed by a vote of 6-0-0.

- B.** Consider and take action on a Final Plat, Westwood, Section 10, PLAT-23-0022, located south of League City Parkway and west of Maple Leaf Drive.

Mark Linenschmidt, Planning Manager, gave a presentation on behalf of the City of League City.

Mr. Barron made a motion to approve the Final Plat, Westwood, Section 10, PLAT-23-0022, per staff's recommendations.

Mr. Dodson seconded the motion.

The motion passed by a vote of 6-0-0.

## **5. Other Business**

- A.** Annual Ethics and Robert's Rules of Order Training by the City Attorney's Office.

Ms. Arnold made a motion to postpone the training until the next meeting.

Mr. Dodson seconded the motion.

The motion to postpone passed by a vote of 6-0-0.

## **5. Staff Comments**

Kris Carpenter, Director of Planning, announced to the Commission of Mr. Ted Olkowski's passing. Mr. Carpenter thanked Mr. Olkowski for his work while on the Commission and expressed condolences to his family.

## **6. Adjournment**

Mr. Maaz adjourned the meeting at 6:47 p.m.

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Kris Carpenter,  
Director of Planning

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Paul Maaz  
Chair, Planning and Zoning Commission