

Meeting Minutes
City of League City
Planning and Zoning Commission
Regular Meeting, Monday, June 19, 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: Chris Dodson, Paul Maaz, Pam Arnold, Frank Dominguez, Ruth Morrison, Jacqueline Irwin

Absent: Steve Barron

City Staff: Kris Carpenter, Director of Planning; Mark Linenschmidt, Planning Manager; Masood Malik, Senior Planner; Vince Husted, Senior Planner; Christopher Sims, Executive Director Development Services; Matt Brown, Assistant City Engineer; Michelle Villarreal, Deputy City Attorney

2. Approval of June 5, 2023, minutes

Mr. Maaz asked if there were any corrections. He stated hearing none, the June 5, 2023, minutes are approved.

3. Citizen Communications

None.

4. Public Hearing and Action Items

A. Hold a public hearing and make a recommendation to City Council on a Zoning Change Application, MAP-23-0003, (Shalby), to rezone approximately 2.51 acres from “CO” (Office Commercial) to “CG” (General Commercial), generally located along the north side of West Farm to Market Road 646 and east of Gill Road with the addresses of 1155 and 1201 West Farm to Market Road 646.

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

Mr. Maaz opened the public hearing at 6:01 p.m.

No one spoke at the public hearing.

Mr. Dodson asked about traffic.

Matt Brown, Assistant City Engineer, stated separate from the zone change request, that any development that comes into this parcel is subject to pursuing permitting. Traffic Analysis is one of many items reviewed closely during permit review and dependent on the use going in, staff will request preliminary data that will be reviewed in the form of turning volumes, etc., to see if further analysis needs to be conducted. If additional improvements are needed, staff will subject them to those requirements.

There were questions and discussion about current uses and allowable uses in Office Commercial and General Commercial.

Mr. Maaz closed the public hearing at 6:07 p.m.

Mr. Dodson made a motion to recommend approval of the Zoning Change Application, MAP-23-0003, per staff's recommendations.

Ms. Arnold seconded the motion.

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

B. Hold a public hearing and make a recommendation to City Council on a Zoning Change Application, MAP-23-0004, (E. Olive St.), to rezone approximately 8.06 acres from "CG" (General Commercial) to "IL" (Limited Industrial), generally located along the south side of Olive Street, west of Hill Avenue and east of Highway 3 with the addresses being 210, 220, 310, and 320 E. Olive Street, and 2610 Hill Avenue.

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

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

No one spoke at the public hearing.

Mr. Dodson asked about requirements for water lines to ensure being able to adequately fight a fire.

Mark Linenschmidt stated that any development that comes into these parcels are subject to pursuing permitting and all items (i.e., traffic, water/sewer capacity, drainage, etc.) are thoroughly reviewed by all departments during the permit review process to ensure requirements are met.

Mr. Maaz closed the public hearing at 6:17 p.m.

Mr. Dodson made a motion to recommend approval of the Zoning Change Application, MAP-23-0004, per staff's recommendations.

Ms. Morrison seconded the motion.

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

5. New Business

A. Consider and take action on a Preliminary Plat, Westwood Detention Pond/Park, PLAT-23-0019, generally located west of Maple Drive and south of League City Parkway.

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

Mr. Dodson made a motion to approve the Preliminary Plat, Westwood Detention Pond/Park, PLAT-23-0019, per staff's recommendations.

Ms. Irwin seconded the motion.

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

B. Consider and take action on a Final Plat, Beacon Island Section 5, **PLAT-23-0028**, generally located west of Lighthouse Boulevard and within Beacon Circle.

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

Mr. Dodson made a motion to approve the Final Plat, Beacon Island Section 5, PLAT-23-0028, per staff's recommendations.

Ms. Irwin seconded the motion.

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

6. Staff Comments

Mark Linenschmidt introduced Vince Husted, the new Senior Planner in the Planning Department. Mr. Linenschmidt also updated the Commission, that the Capital Recovery Fees brought before them were adopted by City Council at their last meeting and the effective date will be December 1, 2023. Additionally, the Food Truck amendments, second reading were approved by City Council. He reminded the Commission about the Robert's Rule of Order and Ethics Training via Zoom Webinar, Thursday, June 22, 2023 at 4:00 pm and it will also be recorded and available for viewing at any time. Mr. Linenschmidt stated the next scheduled meeting is July 3, 2023 and with the holiday and city events happening the same day and possible conflicts, an email will be sent out earlier than usual to poll the commission for availability. Mr. Maaz, Chair, requested that the commission respond as soon as possible. He is hoping that due to the City events taking place at the same time, along with the holiday, that unless necessary, the meeting would be cancelled.

7. Adjournment

Mr. Maaz adjourned the meeting at 6:25 p.m.

Kris Carpenter,
Director of Planning

Paul Maaz
Chair, Planning and Zoning Commission