

Meeting Minutes
City of League City
Planning and Zoning Commission
Regular Meeting, Monday, July 17, 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, Ruth Morrison

Absent: Jacqueline Irwin, Pam Arnold

City Staff: Mark Linenschmidt, Planning Manager; Vince Hustead, Senior Planner; Masood Malik, Senior Planner; Matt Brown, Assistant City Engineer; Michelle Villarreal, Deputy City Attorney

2. Approval of June 19, 2023, minutes

Mr. Maaz asked if there were any corrections. He stated hearing none, the June 19, 2023, minutes are approved.

3. Citizen Communications

No citizens spoke.

4. New Business

A. Consider and take action on a Preliminary/Final Plat, Magnolia Bayou Street Dedication and Westland Ranch Lift Station, PLAT-21-0037, Final Plat, Westland Ranch, Magnolia Bayou Street Dedication, Phase 2, PLAT-23-0025, and Final Plat, Westland Ranch, Section 4, PLAT-23-0026, generally located along the south side of Muldoon Parkway and east of Maple Leaf Drive.

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

Mr. Dodson made a motion to approve the Preliminary/Final Plat, Magnolia Bayou Street Dedication and Westland Ranch Lift Station, PLAT-21-0037, Final Plat, Westland Ranch, Magnolia Bayou Street Dedication, Phase 2, PLAT-23-0025, and Final Plat, Westland Ranch, Section 4, PLAT-23-0026, per staff's recommendations.

Ms. Morrison seconded the motion.

The motion passed by a vote of 5-0-0.

B. Consider and take action on a Preliminary Plat, Westland Ranch, Magnolia Bayou Street Dedication, Phase III, PLAT-22-0059, generally located south of Muldoon Parkway and east of Maple Leaf Drive.

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, Westland Ranch, Magnolia Bayou Street Dedication, Phase III, PLAT-22-0059, per staff's recommendations.

Ms. Morrison seconded the motion.

The motion passed by a vote of 5-0-0.

- C. Consider and take action on a Preliminary/Final Plat, Madrid Lane Street Dedication, PLAT-21-0033, Final Plat, Coastal Point, Section 5, PLAT-23-0017, and Final Plat, Coastal Point, Section 6, PLAT-23-0018, generally located south of League City Parkway (SH 96), north of FM 646, east of South Shore Boulevard and west of State Highway 146 (SH 146).

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

Mr. Dodson made a motion to approve the Preliminary/Final Plat, Madrid Lane Street Dedication, PLAT-21-0033, Final Plat, Coastal Point, Section 5, PLAT-23-0017, and Final Plat, Coastal Point, Section 6, PLAT-23-0018, per staff's recommendations.

Ms. Morrison seconded the motion.

The motion passed by a vote of 5-0-0.

- D. Consider and take action on a Preliminary Plat, Samara, Section 9, PLAT-22-0007, generally located north and south of Samara Way and west of Landing Boulevard.

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

Ms. Morrison made a motion to approve the Preliminary Plat, Samara, Section 9, PLAT-22-0007, per staff's recommendations.

Mr. Dominguez seconded the motion.

The motion passed by a vote of 5-0-0.

- E. Consider and take action on a Preliminary/Final Plat, Parkway Medical Plaza, PLAT-22-0028, generally located along the northwest side of League City Parkway (SH 96) and northeast of the frontage road to Interstate Highway 45.

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

Mr. Dodson stated he wanted it to go on record that 2 months ago, he bid on the building contract at this location and has spoken to legal and confirmed there is no conflict of interest.

Mr. Dodson made a motion to approve the Preliminary/Final Plat, Parkway Medical Plaza, PLAT-22-0028, per staff's recommendations.

Mr. Dominguez seconded the motion.

The motion passed by a vote of 5-0-0.

5. Staff Comments

Mark Linenschmidt, Planning Manager stated that rezone requests MAP-23-0003, West FM 646 from Office Commercial to General Commercial and MAP-23-0004, East Olive Street from General Commercial to Limited Industrial were both approved at the July 11, 2023 City Council meeting. They will be on the July 25, 2023, City Council agenda for a second reading and if they approved the Ordinances become adopted.

6. Adjournment

Mr. Maaz adjourned the meeting at 6:13 p.m.

Kris Carpenter
Director of Planning

Paul Maaz
Chair, Planning and Zoning Commission