



**EXERPT MINUTES FOR
SUP15-04 (LEAGUE CITY PARKWAY /
BUTLER ROAD GAS STATION)
CITY OF LEAGUE CITY
PLANNING AND ZONING COMMISSION
Monday, September 21, 2015 at 6:00 P.M.
COUNCIL CHAMBERS
200 W WALKER ST.**

I. Call to Order and Roll Call of Members

Doug Turner opened the meeting at 6:01 PM.

Members Present:

Doug Turner, Chair
William Arnold
Ron Wicker
Earl Smith, Ex Officio Member, City
Engineer
Richard McCullough

Members Absent:

Hank Dugie, Vice Chair

Planning Staff:

Richard Werbiskis, Assistant Director of
Planning & Zoning
Ryan Granata, Planning Manager
Matthew Grooms, Planner
Mark Linenschmidt, Senior Planner
Michelle Villarreal, Deputy City Attorney

II. Public Hearing and Action Items from Public Hearing

- A.** Hold a public hearing and take action on Special Use Permit Application, **SUP15-04 (League City Parkway / Butler Road Gas Station)**, to allow for a gas and service stations use [gas station with convenience store and car wash] on approximately 4.85 acres on property zoned "CM" (Mixed-Use Commercial), legally described as a portion of Lots 3 and 4, Block M of the Clear Creek Subdivision, generally located south of League City Parkway, north of Turner Road, east of Butler Road and west of Calder Road, with the approximate address being in the 1600 block of League City Parkway.

Mark Linenschmidt, Senior Planner, presented for the City of League City.

Staff recommended approval of the Special Use Permit subject to the conditions in the staff report except number 3. After the packets were sent out, the applicant indicated he had concerns for the timing of requiring landscaping along League City Parkway. Staff agrees that landscaping could be delayed as long as the adjacent sites were not developed and therefore suggests the following revision to Condition #3 which states, "The developer will complete irrigation and landscaping improvements along the south side of League City Parkway between Butler Road and the eastern most proposed driveway along League City Parkway, in joint coordination with like irrigation and landscaping improvements in the Marketplace @ 96 project along League City Parkway. The gas station tract shall install improvements prior to issuance of a certificate of occupancy. The adjacent commercial tracts shall install improvements prior to completion of any construction within each tract, including but not limited to driveways, access drives or full development of the site. Any Irrigation and landscaping improvements shall not commence until a plan for such improvements has been submitted and approved by the City."

Mr. McCullough asked if a timeframe has been established for the construction of the gas station and the repairs for Butler Road. Mr. Linenschmidt explained that no timeframe had been established.

Mr. Arnold asked about the traffic volume coming into the intersection on Butler Road and League City Parkway.

The applicant, Lynn Watkins, explained that the main traffic and field trucks have been requested to exit FM 518, go along the feeder road, to Butler Road and enter through the side. Mr. Watkins explained that he was unaware of the actual number of traffic coming through the intersection, but the routing has been coordinated with the City.

*The public hearing was opened at **6:46 PM**.*

No one came forth to discuss the item.

*The public hearing was closed at **6:47 PM***

Mr. Wicker made a motion to approve the Special Use Permit subject to the conditions the City recommended, including the amended condition, number three.

Mr. McCullough seconded the motion.

*The motion passed **3-0-1** with 1 absent. Commissioner Arnold voted in opposition to the motion.*