



**MINUTES
CITY OF LEAGUE CITY
PLANNING AND ZONING COMMISSION
Monday, April 04, 2016 at 6:00 P.M.
COUNCIL CHAMBERS
200 W WALKER ST.**

I. Call to Order and Roll Call of Members

Douglas Turner opened the meeting at 6:20 PM.

Members Present:

Doug Turner, Chair
Ron Wicker
Richard McCullough
Gary Walding
Gene Bindhammer
Nghiem Doan, Ex Officio, City Attorney

Members Absent:

William Arnold
Wayne Alderman
Earl Smith, Ex Officio, City Engineer
Jon Schweinle

Planning Staff:

Paul Menzies, Director of Planning and Development
Mark Linenschmidt, Senior Planner
Michelle Villarreal, Deputy City Attorney
Christopher Sims, Assistant City Engineer

III. Public Hearings

- A.** Hold a public hearing and take action on Zone Change Application, **Z15-20 (HWY 3 & Olive)**, a request to rezone approximately 14.32 acres from “OS” (Open Space), and “IL” (Limited Industrial) to “CG” (General Commercial), legally described as a portion of Blocks 19, 49, 79, 109 and 110 and all of Blocks 20, 50, and 80 and the intervening abandoned right-of-ways of Moore’s Addition to the Town of Dickinson, generally located south of Olive Street and east of State Highway 3.

Mark Linenschmidt, Senior Planner, presented for the City of League City, and City staff recommended approval of the Zone Change, as the plat was approved by the Planning and Zoning Commission at the March 21st meeting and the use matches that recommended by the Future Land Use Plan.

Mr. Wicker asked if the City abandons the Right-of-way, does the Right-of-way automatically takes on the zone of the property currently there.

Mr. Linenschmidt answered no.

Mr. Wicker asked if the intent was to get the two blocks homogenous as one.

Mr. Linenschmidt stated yes, the applicant would like to have the whole property General Commercial.

Mr. Bindhammer asked if the property had been checked for hazardous material because of its previous use as a plastics plant.

Mr. Linenschmidt stated that he would have to check, but it would have to be verified.

Mr. Wicker asked if the City requires an Environmental Impact Study to be done.

Mr. Linenschmidt stated not on a typical development.

*The public hearing was opened at **6:27 PM**.*

Terry Lera, representative for the applicant, commented that during the feasibility study of the right-of-way abandonment, the engineering department did request a Phase I and Phase II Environmental, which has been done, and will provide that to the City during for the building permit.

*The public hearing was closed at **6:29 PM**.*

Mr. Bindhammer made a motion to approve Zone Change Application, Z15-20 (HWY 3 & Olive).

Mr. McCullough seconded the motion.

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