



**MEETING MINUTES  
CITY OF LEAGUE CITY  
PLANNING AND ZONING COMMISSION  
Monday, May 15, 2017 at 6:00 P.M.  
COUNCIL CHAMBERS  
200 W WALKER ST.**

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

*Douglas Turner opened the meeting at 6:00 PM.*

**Members Present:**

Douglas Turner, Chair  
Wayne Alderman  
Annette Ramirez  
Mike Lee  
Gary Walding  
Gene Bindhammer

**Members Absent:**

Jon Schweinle

**City Staff:**

Paul Menzies, Director of Planning and Development  
Kris Carpenter, Planning Manager  
Mark Linenschmidt, Senior Planner  
Korrie Becht, Senior Planner  
Kayla Davis, Planner  
Melinda St. Lawrence, Planning Technician  
Christopher Sims, Assistant City Engineer  
Nghiem Doan, City Attorney

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**II. Public Hearing and Action Items from Public Hearing**

**A.** Hold a public hearing and make a recommendation to City Council on Special Use Permit application, **SUP16-08 (League City Car Care)** [quick service lube shop] on approximately 0.83 acres zoned "CM" (Mixed Use Commercial), generally located south of League City Parkway, north of Turner Street, east of Butler Road and west of Calder Road with the address of 2020 Butler Road.

*Mark Linenschmidt, Senior Planner for the City of League City, presented the request on behalf of the City.*

*Ms. Ramirez inquired as to condition 6 of which prohibited deliveries by 18-wheeler trucks on Butler Road and asked how deliveries would arrive.*

*Mr. Linenschmidt stated the applicant did not anticipate deliveries from 18-wheelers, however access may be provided via an adjacent site off League City Parkway of which was currently under construction.*

*Ms. Ramirez asked how the condition was enforceable.*

*Mr. Linenschmidt informed that in speaking with Engineering, should an 18-wheel truck turn in, ruts would appear on the pavement as it was constructed of asphalt. Additionally, code enforcement would speak with the owner and issue citations when appropriate.*

*Mr. Alderman asked about the future of Butler Road, which was slated to widen from 70 feet to 100 feet, and asked if the proposed widening was considered for the provided plans at the front property line.*

*Mr. Linenschmidt stated per the Master Mobility Plan, Butler Road was scheduled to become a minor arterial, which would be a 100-foot right-of-way. He stated he would research if 100-foot right-of-way width was feasible between League City Parkway or Turner Road as a CIP would be involved.*

*Mr. Alderman asked if a condition could be included for the proposed sign and required berm and landscaping to be placed outside of the future right-of-way.*

*Mr. Linenschmidt stated when the property was platted, the City obtained the required right-of-way for the proposed roadway, therefore the front property line shown was the future right-of-way line.*

*Mr. Alderman asked if the existing detention pond was designed for the entire site to be paved.*

*Mr. Linenschmidt stated during development drainage was reviewed, and Engineering would verify that drainage proposed would be accepted by the detention pond.*

*Mr. Alderman asked why it was already dug out.*

*Mr. Linenschmidt stated it was located on adjacent property and was being used by the adjacent church and gas station.*

*Mr. Sims confirmed that multiple lots were associated with the plat, therefore the detention considered all the lots. He informed such was the reason the detention pond was partially built now, and informed it would continue to improve as each section came online.*

*Mr. Turner opened the public hearing at 6:31 p.m.*

*Darius Moosavi with Professional International Architects and property owner Michael Reed offered to answer any questions posed by the Commission.*

*At 6:33 p.m. the public hearing was closed.*

*Mr. Lee made a motion to approve SUP16-08 (League City Car Care) [quick service lube shop] on approximately 0.83 acres zoned "CM" (Mixed Use Commercial), generally located south of League City Parkway, north of Turner Street, east of Butler Road and west of Calder Road with the address of 2020 Butler Road.*

*Mr. Walding seconded the motion*

*Mr. Alderman requested condition 7a to state the word masonry within the condition.*

*Mr. Carpenter informed that condition 7a had been revised to include the masonry requirements.*

*The motion passed unanimously by a vote of 6-0-0*

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### **III. Adjournment**

*Mr. Douglas adjourned the meeting at 7:49 p.m.*

### **CERTIFICATE**

THIS IS TO CERTIFY THAT THE ABOVE NOTICE OF MEETING WAS POSTED ON THE BULLETIN BOARD AT CITY HALL OF THE CITY OF LEAGUE CITY, TEXAS, ON OR BEFORE THE 12<sup>th</sup> DAY OF MAY, BY 6 PM, AND WAS POSTED IN ACCORDANCE WITH CHAPTER 551, LOCAL GOVERNMENT CODE (THE TEXAS OPEN MEETINGS ACT). ITEMS POSTED IN THE OPEN SESSION PORTIONS OF THIS AGENDA MAY ALSO BE DISCUSSED IN CLOSED OR EXECUTIVE SESSION IN ACCORDANCE WITH THE PROVISIONS OF THE TEXAS OPEN MEETINGS ACT.

NOTICE IS HEREBY GIVEN THAT THE PRESENCE OF A QUORUM OF THE MEMBERS OF CITY COUNCIL AT ANY TIME DURING THE COURSE OF THE ABOVE-REFERENCED PROCEEDING MAY CONSTITUTE A MEETING OF CITY COUNCIL PURSUANT TO THE TEXAS OPEN MEETINGS ACT, CHAPTER 551 OF THE TEXAS GOVERNMENT CODE. BY THIS NOTICE, THE PUBLIC IS HEREBY ADVISED OF SAID MEETING NOT LESS THAN 72 HOURS IN ADVANCE OF THE DATE, TIME AND LOCATION NOTED ABOVE.

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**Kris Carpenter**  
**Planning Manager**

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**Douglas Turner**  
**Chairman, Planning & Zoning Commission**

Date minutes approved: \_\_\_\_\_