

**Excerpt Minutes for SUP-21-0003 (U-Haul – West Main)**  
**City of League City**  
**Planning and Zoning Commission**  
**Regular Meeting, Monday, January 6, 2025**  
**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.

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**4. Public Hearing and Action Items**

A. Hold a public hearing and make a recommendation to City Council on a Special Use Permit Application, SUP-21-0003, (U-Haul – W. Main), to allow the reconstruction of a self-storage use on approximately 19.4 acres, zoned “CG” (General Commercial), generally located north of West Main Street (Farm to Market Road 518) and along east and west sides of Landing Boulevard with the address of 2500 West Main Street in League City, Texas.

Kris Carpenter, Planning Director, gave a presentation on behalf of the City of League City.

Mr. Maaz opened the public hearing at 6:05 p.m.

No one spoke at the public hearing.

Mr. Maaz closed the public hearing at 6:06 p.m.

Mr. Maaz asked staff if the Landing Boulevard Extension Project was dependent on this project. Kris Carpenter indicated that the land conveyance associated with the Landing Boulevard Extension project has already been completed and the applicant is requesting the Special Use Permit to reconfigure the site now that the land conveyance is complete.

Mr. Maaz asked about rental trucks as part of the use on the site. The applicant answered that rental trucks are already part of the existing use, and that use will continue.

Ms. Morrison asked about how many square feet is currently existing on the site.

Mr. Carpenter answered, 71,000 square feet of self-storage in multiple single-story buildings, 8 covered parking canopies, and 10,000 square feet of office space where people were operating businesses out of. So, what is proposed is a smaller footprint of buildings but multiple stories. There is actually more square footage of self-storage than there was before.

Ms. Morrison asked if there will be any offices in the new proposed buildings.

Mr. Carpenter said there would be no leasing office space.

Mr. Maaz asked if there had been any opposition or comments from the surrounding properties.

Mr. Carpenter said that 42 notices had been mailed to the surrounding area with no feedback.

Mr. Maaz commented that he has not noticed this location when driving past and that it is tucked away.

Mr. Higginbotham stated that it will be an upgrade to the façade and improvement when the road does eventually go through.

Ms. Morrison made motion to recommend approval of the Special Use Permit Application, SUP-21-0003, per staff's recommendations.

Mr. Jung seconded the motion.

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

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