

Meeting Minutes
City of League City
Planning and Zoning Commission
Regular Meeting, Monday, November 4, 2024
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-23-0002 (Storage King), to allow the expansion of an existing self-storage use on approximately 8.40 acres zoned “CG” (General Commercial), generally located along the west side of State Highway 3 (SH 3) and approximately 1,500 feet north of Farm to Market Road 646 (FM 646), with the address being 2615 State Highway 3 South in League City, Texas.

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

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

Mr. Todd Wyatt, the architect for the project, addressed the commission.

Mr. Maaz closed the public hearing at 6:08 p.m.

Ms. Morrison asked if the 2nd phase was permitted previously.

Mr. Linenschmidt indicated that the 2nd phase was not permitted with the 1st phase.

Ms. Arnold asked if the building were entirely made of metal.

Mr. Linenschmidt indicated that a masonry wainscoting was provided along the roadway frontages.

Mr. Maaz asked about the drainage of the property.

Mr. Linenschmidt responded that all drainage related reviews will be handled at time of building permit. Preliminary analysis has been completed, but a full drainage study will be provided at permit.

Dr. Propst asked about the detention pond expansion.

Mr. Linenschmidt indicated that an additional expansion of the detention area would be required.

Robert Fisher, owner representative, asked about the permitting timing requirement.

Mr. Linenschmidt responded that a building permit is valid for 180 days.

Dr. Propst made a motion to recommend approval of the Special Use Permit Application, SUP-23-0002, per staff’s recommendations.

Ms. Morrison seconded the motion.

The motion passed by a vote of 7-0-0.

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