

**Meeting Minutes**  
**City of League City**  
**Planning and Zoning Commission**  
**Regular Meeting, Monday, October 7, 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-24-0002, (Bukhari Convenience Store), to allow a gas station with a convenience store (Automobile/Vehicle Fueling Station use) on approximately 0.5271 acres zoned "CG" (General Commercial), generally located on the northwestern corner of the intersection of the Gulf Freeway (Interstate Highway 45) and West Main Street (Farm to Market Road 518), with the address of 101 North Gulf Freeway in League City, Texas.

Caitlin King, Planner, gave a presentation on behalf of the City of League City.

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

No one spoke at the public hearing.

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

There was a short discussion about the proposed mural. If approved, the owner would have 12 months to receive approval of a design by League City.

Mr. Maaz asked if the underground fuel tanks had already been removed and if the existing concrete would remain.

Ms. King replied that it was her understanding that the underground tanks had been removed as part of the demolition of the property.

Chris Heard, GMS Connects, 215 East Galveston, League City, Texas 77573, Applicant, indicated that additional soil testing will be performed where the building and tanks were located from the previous gas station. He added that there is a portion of the site's concrete that may remain to minimize the interaction with the Texas Department of Transportation (TxDOT).

Mr. Maaz asked about the potential of having a larger sign on the property in the future.

Mr. Heard responded that the request reflects the sign that is desired. Ms. King added that staff's recommendation is to allow only a monument sign, which is in accordance with the sign regulations.

There was a short discussion regarding the condition for the electrical generator and the need to have electrical generation on the site after extreme events.

Mr. Hyde made a motion to recommend approval of the Special Use Permit Application, SUP-24-0002, per staff's recommendations.  
Ms. Morrison seconded the motion.  
The motion passed by a vote of 7-0-0.

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**5. Adjournment**

Mr. Maaz adjourned the meeting at 6:21 p.m.