

**Meeting Minutes
City of League City
Planning and Zoning Commission
Regular Meeting, Monday, December 2, 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-24-0004, (KSSGH Gas Station/C-Store), to allow a gas station with a convenience store (Automobile/Vehicle Fueling Station use) on approximately 2.363 acres zoned "CG" (General Commercial), legally described as Unrestricted Reserve "I" of the Marshall's Calder Subdivision, generally located along the west side of the Gulf Freeway South (Interstate Highway 45), with the address of 2261 Gulf Freeway, League City, Texas, 77573.

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

Mr. Kalpesh Patel, Property Owner, discussed other developments he has in League City and provided a brief history of the property.

Mr. Maaz opened the public hearing at 6:09 p.m.

No one spoke at the public hearing.

Mr. Maaz closed the public hearing at 6:09 p.m.

Ms. Arnold asked Mr. Patel if he operated any other gas stations in League City.

Mr. Patel responded that he did not.

Ms. Arnold asked Mr. Patel if he knew what brand of gas station it would be.

Mr. Patel responded that it would either be a Chevron or Shell gas station.

Ms. Morrison asked if additional access to the site would be needed.

Mr. Patel responded that the site would only utilize the one driveway. He added that he also owns the property to the north and can provide cross access, if necessary.

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

Mr. Hyde made a motion to recommend approval of the Special Use Permit Application, SUP-24-0004, per staff's recommendations.

Ms. Arnold seconded the motion.

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

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6. Adjournment

Mr. Maaz adjourned the meeting at 6:23 p.m.