

**Mr. Glenn Perry**

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March 11, 2026

The Honorable Mayor and Members of the City Council  
City of League City  
300 W. Walker Street  
League City, Texas 77573

**Re: Special Use Permit (SUP-25-0014) – Adjacent Property at 2388 Austin Street – Request for Coordination and Impact Mitigation**

***Submitted for inclusion in the public record for the Planning & Zoning Commission and City Council proceedings***

Dear Mayor and Members of the City Council:

I am writing as the owner of the property located at 2388 Austin Street, immediately adjacent to the site proposed for the Anchor Bay gas station and associated commercial development. I am appreciative that the City Council postponed the vote on the Special Use Permit following resident concerns expressed at the February 24, 2026, council meeting.

As an adjacent property owner, I respectfully request that the developer and the City coordinate a formal meeting including City staff, the developer and myself prior to any further action on this SUP. This meeting should address key unresolved issues and clarify design, operational, and mitigation measures so that the development can proceed without negatively impacting neighboring properties. As of the date of this correspondence, I have received no communication from the developer or their representatives, though I am aware of their participation in a homeowners' association meeting with Austin Park.

Under City development code and SUP procedures, adjacent property owners have the right to request additional conditions and mitigation measures beyond the base zoning standards when a proposed use may negatively impact nearby properties. I am exercising that right here – to ensure that the proposed gas station is designed and conditioned in a manner that protects neighboring properties from light pollution, noise, and stormwater drainage impacts.

Specifically, I request that the following concerns be addressed in writing and through documented engineering analysis:

## **1. Coordination Meeting**

I request a scheduled, facilitated coordination meeting with the developer and appropriate City staff (Planning, Engineering, Drainage, and Code Compliance) to review detailed site plans, stormwater analysis, drainage design, and operational plan. As the adjacent property owner directly impacted by this proposal, I have the right under applicable SUP review procedures to request this level of engagement and clarification.

## **2. Light Pollution Controls**

This proposed facility is anticipated to operate 24 hours a day, 7 days a week. Continuous lighting during nighttime hours can result in significant light trespass and glare onto adjacent residential and commercial properties. I request that any approval include enforceable lighting standards, including:

- Evaluation of light spill onto adjacent properties;
- Use of full cut-off LED fixtures; and
- Implementation of dusk-to-dawn shielding and curfews consistent with neighborhood best practices to minimize light pollution.

## **3. Noise Impact Mitigation**

Continuous operations will generate noise at all hours. I request mitigation measures, including but not limited to:

- Noise modeling to assess impacts at my property line;
- Restrictions on delivery and service hours; and
- Appropriate landscape and structural noise buffering designed to meet or exceed applicable City noise standards.

## **4. Drainage and Floodplain Considerations**

Drainage is a key concern, and I request assurance that the project will not negatively impact surrounding properties, including my own.

While the developer has indicated an underground detention system, I maintain that the drainage studies prepared to date are likely insufficient as there has been no documented stormwater analysis showing the relationship between this site's runoff contribution and its effects on adjacent properties. To date there has been no publicly available analysis demonstrating that there will be no adverse drainage impacts to my property.

I request that:

- Results of hydrologic and hydraulic modeling showing pre- and post-development runoff conditions be made available.

- A stormwater berm, and/or other physical mitigation features be included to ensure that no additional runoff flows onto my adjacent property at 2388 Austin Street.
- A FEMA floodplain delineation be documented and confirmed by the City's floodplain administrator or engineer; this should include reference to the Federal Emergency Management Agency's National Flood Hazard Layer or local regulatory maps as applicable, given known flood risks in this region.

Finally, to reduce impervious cover and downstream flooding risk:

- The project should maximize permeable surface design where feasible;
- Include enhanced detention/retention facilities beyond minimal code requirements; and
- Provide detailed maintenance plans for all stormwater facilities.

### **Summary**

I ask that these requests – and any materials provided in response – be included in the official SUP record and be publicly accessible for review prior to any further Council consideration. In summary, requests made herein include:

- A coordination meeting with the developer and appropriate City staff (Planning, Engineering, Drainage, and Code Compliance).
- Enforceable lighting standards, including evaluation of light spill onto adjacent properties, use of full cut-off LED fixtures, and implementation of dusk-to-dawn shielding and curfews consistent with neighborhood best practices to minimize light pollution.
- Noise mitigation measures, including but not limited to noise modeling to assess impacts at my property line, restrictions on delivery and service hours, and appropriate structural or mature landscaping noise buffering.
- Detailed maintenance plan for all proposed landscaping.
- Mitigation, and evidence thereof, of all stormwater drainage impacts to 2388 Austin Street, including:
  - Results of hydrologic and hydraulic modeling showing pre- and post-development runoff conditions be made available.
  - A stormwater berm, and/or other physical mitigation features be included to ensure that no additional runoff flows onto my adjacent property at 2388 Austin Street.
  - A FEMA floodplain delineation be documented and confirmed by the City's floodplain administrator or engineer; this should include reference to the Federal Emergency Management Agency's National Flood Hazard Layer or local regulatory maps as applicable, given known flood risks in this region.

- Maximization permeable surface design where feasible.
- Enhanced detention/retention facilities beyond minimal code requirements, as well as evidence of these detailed hydrologic and hydraulic designs conducted by a licensed engineer.
- Detailed maintenance plans for all stormwater facilities.

The Special Use Permit process exists specifically so that the City may evaluate site-specific impacts and impose appropriate conditions to protect neighboring properties. I respectfully request that the Council exercise this authority to ensure that this project does not create adverse impacts related to lighting, noise, or stormwater drainage.

Thank you for your time and attention to these matters.

Respectfully,

**Glenn Perry**

Adjacent Property Owner  
2388 Austin Street  
League City, Texas 77573

**Cc:**

Nick Long, Mayor  
City Council Members  
Kris Carpenter, Director of Planning  
Planning Department  
Christopher Sims, Executive Director of Development Services  
Michelle Villarreal, City Attorney  
Planning & Zoning Commission  
City Secretary's Office