



**MEETING MINUTES  
CITY OF LEAGUE CITY  
PLANNING AND ZONING COMMISSION  
Monday, March 2, 2020 6:00 P.M.  
COUNCIL CHAMBERS  
200 W WALKER ST.**

**I. Call to Order and Roll Call of Members**

Mr. Bindhammer opened the meeting at 6:00 p.m.

Mr. Poole made a motion to suspend the rules and consider "Other Business" first.

Mr. Olkowski seconded the motion.

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

**VI. Other Business**

Mr. Poole made a motion to elect Gene Bindhammer as Vice-Chairperson.

Mr. Olkowski seconded the motion.

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

**Members Present:**

Gene Bindhammer, Vice-Chairperson

Annette Ramirez

Steven Barron

Tedd Olkowski

Ed Poole

**Members Absent:**

Douglas Turner

Pam Arnold

Frank Dominguez

**City Staff:**

David Hoover, Executive Director of Development Services

Kris Carpenter, Planning Manager

Mark Linenschmidt, Senior Planner

Michelle Villareal, Deputy City Attorney

Matthew Brown, Assistant City Engineer

**II. Approval of Minutes**

**A. February 3, 2020**

Mr. Poole moved to approve the minutes for February 3, 2020.

Mr. Olkowski seconded the motion.

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

**III. Citizen Communication**

No Citizens spoke

**IV. New Business**

- A. Consider and take action in a **Master Plan – Pedregal Master Plan (PUD-19-0017)**, generally located along the north side of West FM 517, and west of Calder Road.

Mark Linenschmidt, Senior Planner, gave a presentation behalf of the City of League City.

Mr. Poole moved to approve the Master Plan – Pedregal Master Plan (PUD-19-0017).  
Mr. Olkowski seconded the motion.

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

**V. Public Hearing and Action Item**

- A. Hold a public hearing and make a recommendation to City Council for Zone Change Application – 1504 West League City Parkway (MAP-20-0001), to rezone approximately 0.464 acres from “CM (Commercial Mixed Use) to “CG” (General Commercial), Legally describes as Lot 3, Block 2 of the Calder Plaza Subdivision, generally located along the north side of League City Parkway (SH 96) , East of Phillips Road and west of Interstate Highway 45 with an address of 1504 West League City Parkway.

Mr. Linenschmidt gave a presentation on behalf of the City of League City.

Mr. Poole inquired about the location of the property.

Mr. Linenschmidt confirmed the location of the property being at the corner of I-45 and League City Parkway.

Kris Carpenter, Planning Manager, stated the proposed use of the property is for a liquor store.

Mr. Bindhammer inquired about non-profit organizations locating within the building.

Mr. Carpenter stated that an office use is allowed in both the current and proposed zoning districts.

Mr. Bindhammer opened the public hearing at 6:18 pm

Larry Millican, 934 Plantation, spoke in opposition of the request. He stated his concerns about the types of business that could occupy the space if the zoning is changed to “CG” (General Commercial).

Robert Smith, consultant representing the applicant, gave a presentation on behalf of the applicant addressing sales tax, the comprehensive plan, and uses allowed in the different zoning districts.

David Hoover, Executive Director of Development Services, stated that changing the zoning from “CM” (Commercial Mixed Use) to “CG” (General Commercial) will allow a number of uses that may not be appropriate at this location. The “CG” District has the widest array of uses and although a liquor store is proposed now, a new use may occupy the site in the future that negatively impacts the area.

Mr. Smith discussed uses that are currently allowed at the location that could negatively impact the area. He also stated how the request is consistent with the comprehensive plan. Mr. Smith provided a picture to the board of a similar liquor store concept.

Mr. Hoover stated that a number of the uses mentioned by Mr. Smith were in fact not allowed. He continued that the comprehensive plan looks at the bigger picture and does not specifically state what the zoning district of a property should be.

Mr. Bindhammer closed the Public Hearing at 6:39 p.m.

Mr. Poole moved to deny the requested zoning change.  
Ms. Ramirez seconded the motion.

The City Attorney consulted with the board and stated that a motion should be made in the positive, rather than a motion to deny the request. She stated that if there is no second the motion dies.

Mr. Olkowski moved to approve the 1504 West League City Parkway (MAP-20-0001)  
There was no second.  
The motion died.

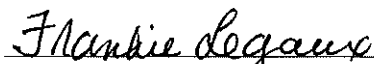
**VI. Other Business**

- A. Consider and take action on the election of a Vice-Chairperson for the Planning and Zoning Commission.

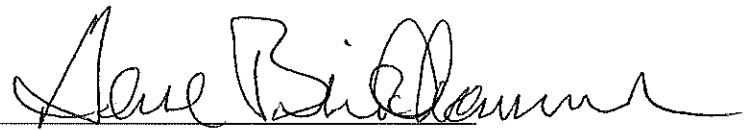
Mr. Bindhammer stated the election of a Vice-Chairperson has already been decided.

**VIII. Adjournment**

Mr. Bindhammer adjourned the meeting at 6:49 p.m.



Ms. Frankie Legaux, AICP  
Assistant Director of Planning and Development



Mr. Douglas Turner  
Chairman, Planning & Zoning Commission



