



Meeting Minutes
City of League City
Regular Meeting
Planning and Zoning Commission
Monday, April 5, 2021, 6:00 P.M.

Johnnie Arolfo Civic Center, 400 West Walker Street, League City, Texas 77573

I. Call to Order and Roll Call of Members

Doug Turner, Chairperson, called the meeting to order at 6:00 p.m.

Members Present:

Douglas Turner
Steven Barron
Gene Bindhammer
Frank Dominguez
Paul Maaz
Tedd Olkowski
Annette Ramirez

Members Absent:

Pam Arnold

City Staff:

David Hoover, Executive Director of Development Services
Frankie Legaux, Assistant Director of Planning & Development
Kris Carpenter, Planning Manager
Mark Linenschmidt, Senior Planner
Masood Malik, Senior Planner
Janice Norman, Senior Planner
Matthew Brown, Assistant City Engineer
Michelle Villareal, City Attorney

II. Approval of Minutes

A. March 15, 2021

Mr. Barron made a motion to approve the minutes.
Ms. Ramirez seconded the motion.
The motion passed by a vote of 7-0-0.

III. Citizen Communication

No citizens spoke.

IV. New Business

A. Consider and take action on a Preliminary/Final Plat, PLAT-20-0007 (Capps Special Subdivision), generally located at the southeast intersection of Austin Street and Texas Avenue.

Kris Carpenter, Planning Manager gave a presentation on behalf of the City of League City.

Mr. Maaz asked if the applicant would have to come back to the Planning and Zoning Commission when he is ready to sale the third section or a portion of it.

Kris Carpenter responded that he would have to replat the property.

Ms. Ramirez made a motion to approve the Preliminary/Final Plat, PLAT-20-0007 (Capps Special Subdivision).

Mr. Olkowski seconded the motion.

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

- B. Consider and take action on a Final Plat, PLAT-21-0005 (Westwood Section 6),** generally located along the north side of League City Parkway, west of Maple Leaf Drive.

Kris Carpenter, Planning Manager and Matthew Brown, Assistant City Engineer, gave a presentation on behalf of the City of League City.

Mr. Maaz asked if this goes into the Dickinson Bayou watershed or the Clear Creek watershed.

Matthew Brown responded that it goes to the Clear Creek watershed.

Mr. Maaz asked if this plat would need to be ran by the Watershed Committees.

Mr. Brown responded that this would not be submitted to the Watershed Committees for review.

Mr. Olkowski asked how this property fared during the heavy rain a few years back.

Mr. Brown responded that the park to the north experienced ponding, but there were no houses on the subject property at that time.

Mr. Barron asked if any lots would be lost due to drainage improvements.

Mr. Brown responded that he does not anticipate a loss of lots.

Ms. Ramirez made a motion to approve the Final Plat, PLAT-21-0005 (Westwood Section 6).

Mr. Bindhammer seconded the motion.

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

V. Public Hearing and Action Items

- A. Hold a public hearing and make a recommendation to City Council on a Special Use Permit Application, SUP-20-0007 (871 W. FM 517, Caliber Collision),** to allow an “Auto Repair and Other Heavy Vehicle Service” use to be operated on a property zoned “CG-PUD” (General Commercial within the Bay Colony, Planned Unit Development), generally located along the north side of W. FM 517, approximately 250 feet west of FM 646, with the address of 871 W. FM 517.

Janice Norman, Senior Planner, gave a presentation on behalf of the City of League City.

Mr. Turner opened the public hearing at 6:13 p.m.

Brandon Edmunds, applicant, stated that they are excited to move the project forward in League City.

Mr. Turner closed the public hearing at 6:14 p.m.

Mr. Bindhammer made a motion to approve the Special Use Permit Application, SUP-20-0007 (Caliber Collision).

Mr. Olkowski seconded the motion.

The motion passed 7-0-0.

- B. Hold a public hearing and make a recommendation to City Council on a Zoning Change Application, **MAP-21-0001 (Multiple Parcels, Rights of Way and Easements along W. FM 646)**, to rezone approximately 15 acres of land area that is comprised of 20 parcels from “CO” (Office Commercial) to “CG” (General Commercial) and rezone the adjacent rights-of-way and easements from “OS” (Open Space) to “CG” (General Commercial), generally located along the south side of W. FM 646 and West of SH 3.

Janice Norman, Senior Planner, gave a presentation on behalf of the City of League City.

Mr. Maaz asked if the rezoning extended across FM 646.

Ms. Norman explained the rezoning request was only for properties along the south side of FM 646.

Mr. Barron asked if rezoning the rights-of-way would affect the future development of roads.

Ms. Norman responded that if a road were to be developed within the rights-of-way the zoning would have no effect. She also noted that several of the rights-of-way have already been abandoned.

Mr. Turner opened the public hearing at 6:19 p.m.

Mr. Turner closed the public hearing at 6:19 p.m.

Mr. Barron made a motion to approve the Zoning Change Application, MAP-21-0001 (Multiple Parcels, Rights of Way and Easements along W. FM 646).

Mr. Dominguez seconded the motion.

The motion passed 7-0-0.

VI. Other Business

- A. Annual Ethics and Robert Rules of Order Training by City Attorney’s Office.

Michelle Villareal, Deputy City Attorney gave a presentation on the behalf of the City of League City.

VII. Staff Comments

No staff comments.

VIII. Adjournment

Mr. Turner adjourned the meeting at 6:47 p.m.



David Hoover, AICP
Executive Director, Development Services



Douglas Turner
Chair, Planning & Zoning Commission