

**Meeting Minutes  
City of League City  
Planning and Zoning Commission  
Regular Meeting, Monday, March 18, 2024  
Council Chambers, 200 W. Walker Street, League City, TX 77573**

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

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**3. Public Hearing and Action Items**

- A.** Hold a public hearing and make a recommendation on Zoning Change Application, MAP-24-0001 (Sonoma/West Nasa Tract), to rezone approximately 54.761 acres from “CM” (Mixed-Use Commercial) to “RSF-7” (Residential Single Family 7), generally located south of Farm to Market Road 528, along the east side of West Old Nasa Road and along the west side of West Nasa Boulevard.

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

Mr. Maaz opened the public hearing at 6:10 p.m.

Mr. Maaz closed the public hearing at 6:15 p.m.

Javier Morales, applicant, J. Morales, Inc., gave a presentation.

**The following were Public Hearing Speakers:**

Tom Higgins, business owner, 1800 W. Nasa Blvd, in favor of  
Edwin Benson, Resident, 2704 W Nasa Blvd, in favor of

Mr. Dodson and Ms. Arnold raised concerns about the property being developed with residential. Concerns included traffic, negative impacts from the stadium, concerns about the value of small starter-home lots.

Dr. Propst asked about the amount of existing property zoned for single-family.

Ms. Morrison asked about the impact of leaving the property zoned commercial and the impacts of the adjacent stadium.

Mr. Maaz voiced his support for a single-family development and indicated that this is not a good location for commercial.

Mr. Dodson made a motion to recommend approval of the Zoning Change Application, MAP-24-0001 (Sonoma/West Nasa Tract), to rezone approximately 54.761 acres from “CM” (Mixed-Use Commercial) to “RSF-7” (Residential Single Family 7), per staff’s recommendations.

Mr. Dominguez seconded the motion.

The motion failed by a vote of 4-4-0.

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**7. Adjournment**

Mr. Dodson made a motion to adjourn the meeting.

Mr. Hyde seconded the motion.

Mr. Maaz adjourned the meeting at 7:20 p.m.

