

**Meeting Minutes**  
**City of League City**  
**Planning and Zoning Commission**  
**Regular Meeting, Monday, July 21, 2025**  
**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 Zone Change Application, PUD-23-0007 (Midline PUD), a request to create a Planned Unit Development Overlay District (-PUD Overlay) approximately 466.5 acres in size, generally located along the south side of NASA Road One (FM 528), north of Grissom Road, east of Bay Area Boulevard, and west of W. NASA Boulevard.

Caitlin King, Planner, gave a presentation on behalf of the City of League City.

Mr. Maaz opened the public hearing at 6:06 p.m.

Theresa Kelly, 4214 Buroak Dr., expressed her concerns regarding the potential development of a gas station at the corner of Beamer Road and Grissom Road. Her concerns included the risk of fuel leaks and potential fire hazards, as well as the possibility of fuel infiltration into the City's stormwater system. She also raised issues related to routing of the fuel tanker trucks along Grissom Road, either passing through the Autumn Lakes neighborhood from the south or the newly constructed roundabout from the north.

Brian Batson, 4214 Buroak Dr., inquired about the watershed boundaries within the proposed development, citing concerns about potential flooding. He requested additional details regarding the proposed drainage system, the roadway network and the planned traffic management for the intersection of Beamer Road and Grissom Road.

Elena Parmer, 1220 Abigail Ln., expressed concerns regarding the potential impact of the proposed development on existing wetlands and local wildlife in the area. She also noted that traffic in the surrounding neighborhoods would significantly increase as a result of the development. Additionally, she raised several questions, including whether new schools would be constructed to accommodate growth, whether there is sufficient water supply to support the additional homes, and whether the existing drainage infrastructure, specifically if the drainage ditch is adequately sized to handle increased runoff.

Victoria Hodgson, 2911 Shady Ln., expressed concerns about the adequacy of drainage in the proposed development area. She also inquired about the fate of existing trees on the site and highlighted the environmental sensitivity of the location, noting that it is part of the Great Texas Coastal Birding Trail.

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

Commissioner Arnold asked whether fueling stations require a Special Use Permit (SUP).

Mr. Carpenter responded that the PUD proposes to allow one fueling station at the intersection of Beamer Road and Grissom Road and one at the intersection Beamer Road and NASA Road One, as long as specific conditions outlined in the PUD are met. The criteria were derived from conditions typically required for SUPs for gas stations.

Ms. Mertens inquired about how tree removal would be addressed in the proposed development.

Mr. Carpenter replied that the developer is required to comply with the City's Tree Preservation Ordinance. Any protected trees removed must be mitigated in accordance with the ordinance, such as planting replacement trees or paying a fee to League City to plant the required trees elsewhere.

Matt Stoops, from LJA Engineering representing the owner, added that a Tree Mitigation Plan is required to be conducted later in the development process to identify all trees on the site, with protected specifically identified. He stated that the intent is to preserve trees where feasible and mitigation will most likely be through replanting new trees.

Ms. Mertens asked about how drainage would be addressed in the proposed development.

Mr. Stoops explained that the site's detention system would be based on a comprehensive, engineered drainage study, demonstrating that all on-site detention is being accounted for and no additional flooding would occur. He added that the drainage would be directed to the lakes within the development with the outfall exiting the property to the east of the development.

Matthew Brown, Assistant City Engineer, added that under state law and city ordinance, developers are prohibited from adversely impacting adjacent properties. He emphasized that the Engineering Department will conduct a detailed review of the drainage study to ensure that the design fully complies with city and state standards.

Ms. Mertens asked about how wetlands would be addressed in the proposed development.

Mr. Carpenter replied that any wetlands determined to be jurisdictional wetlands would require permits from the U.S. Army Corps of Engineers to mitigate the wetlands.

Mr. Stoops noted that no jurisdictional wetlands have been found on the site.

Ms. Morrison asked if an environmental study on the property has been conducted.

Mr. Stoops indicated that the owner has owned the property for decades and has maintained and updated the oversight of the Phase I Environmental Study to ensure continued compliance and confirm that no endangered species are present on the site.

Ms. Morrison asked where the drainage outfall discharges.

Mr. Stoops replied that the outfall travels east then south, discharging into the Clear Creek watershed.

Mr. Dickerson asked if discussions have been held with the CCISD.

Mr. Carpenter responded that the City of League City meets quarterly with CCISD. The district has had discussions on the project with League City and the applicant, which the district has indicated it has sufficient capacity to accommodate future student growth in the area and that no additional school sites are currently needed.

Mr. Stoops added that the original plans for the development included a school site, but it was later removed at CCISD's request.

Mr. Maaz indicated if the property was associated with a MUD (Municipal Utility District).

Mr. Stoops replied that the developer is proposing to incorporate the development into the existing Baybrook MUD, which also includes adjacent properties owned by the same owner.

Mr. Maaz asked if the development had adequate utilities.

Mr. Brown responded that League City's Master Utility Plans indicate that the City has sufficient water and sewer capacity for the development.

There was a brief discussion regarding utility capacity criteria for drainage.

Ms. Morrison made a motion to recommend approval of a Zone Change Application, PUD-23-0007 (Midline PUD), a request to create a Planned Unit Development Overlay District (-PUD Overlay) approximately 466.5 acres in size, District (-PUD Overlay) district approximately 796.2 acres in size, per staff's recommendations.

Mr. Hyde seconded the motion.

The motion passed by a vote of 8-0-0.

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## **6. Adjournment**

Mr. Maaz adjourned the meeting at 7:07 p.m.