

Excerpt Minutes for MAP-25-0005
City of League City
Planning and Zoning Commission
Regular Meeting, Thursday, April 23, 2026
Council Chambers, 200 W. Walker Street, League City, TX 77573

1. Call to Order and Roll Call of Members

Mr. Dominguez, Chair, called the meeting to order at 6:00 p.m.

Present: Ruth Morrison, Frank Dominguez, James Waguespack, Ange Mertens, Marc Edelman

Absent: Pam Arnold and Joel Dickerson

City Staff: Mark Linenschmidt, Planning Manager; Vince Husted, Senior Planner; Matt Brown, Assistant City Engineer; Michelle Villarreal, City Attorney

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4. Public Hearing and Action Items

A. Hold a public hearing and make a recommendation to City Council on a Zoning Change Application, MAP-25-0005, (2904 Hill Avenue), to rezone approximately 0.298 acres from “RSF-5” (Residential Single-Family 5) to “IL” (Limited Industrial), generally located along the west side of Hill Avenue, south of East Strawberry Street and north of Farm to Market Road 646 (FM 646) with the address of 2904 Hill Avenue.

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

Mr. Dominguez opened the public hearing at 6:05 p.m.

Steven Hypolite, Property Owner, 2909 Arizona Avenue, spoke in opposition to the request. Concerns proposed development would depreciate the value of the property.

Mayra Hypolite, Property Owner, 2909 Arizona Avenue, spoke in opposition to the request. Concerns about industrial development in the area. concerns about trash, junk vehicles and construction in the area, making noise early in the morning,

Raimundo (Ray) Herrera, 2904 Hill Avenue, Applicant/Owner, spoke in support of the request. Indicated that he does not have access to the undeveloped right-of-way to the rear of the property (Alaska Avenue.) He stated that the owner of the adjacent residentially zoned property was not interested in changing the zoning of the property.

Mr. Dominguez closed the public hearing at 6:18 p.m.

There was discussion regarding the residentially zoned properties on the block, recently developed adjacent properties constructed in accordance with the UDC, existing violations on the property, and current site conditions.

Ms. Morrison asked whether the issues with the property could be resolved prior to rezoning.

Mr. Linenschmidt responded that rezoning is necessary to facilitate resolution of the violations. He also provided a brief history of the zoning of the area, also known as the Empowerment Zone.

There was discussion regarding development within an unopened right-of-way for access; however, any roadway must be constructed to League City standards.

Mr. Waguespack asked what might occur if the request were denied.

Mr. Linenschmidt responded that the owner would retain the option to develop the remaining tract zoned "IL"; however, such development would likely be infeasible given the property's size, the proposed use, and applicable development requirements (e.g., landscaping, drainage, parking).

Ms. Morrison made a motion to recommend approval of the Zoning Change Application, MAP-25-0005 to "IL".

Ms. Mertens seconded the motion.

The motion passed by a vote of 4-1-0. Mr. Edelman voted in opposition.

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