

Zoning Change MAP-25-0009 (League City Parkway and Legacy Drive)

Request	Rezone approximately 7.982 acres from “RSF-7” (Residential Single-Family 7) to “CG” (General Commercial).
Applicant	Clay Buhler of Blackline Engineering
Owner	CR 58 Pomona Investments, LLC
City Council	Public Hearing & First Reading – <i>February 24, 2026</i> ; <i>Second Reading – March 24, 2026</i>
Location	Generally located along the north side of West League City Parkway and west of Cones Lane.
Citizen Response	12 – Notices Mailed to Property Owners within 200 feet 0 – Communications of Support Received 0 – Communications of Opposition Received
Attachments	1. Zoning Map 2. Aerial Map 3. Future Land Use Map 4. Neighborhood Meeting Minutes 5. Proposed Site Plan 6. Applicant Letter 7. List of Permitted Uses

The Commission should consider the following findings in its deliberation, which shall be utilized to substantiate its decision. To determine the extent to which the proposed zonings would be compatible with surrounding properties, the surrounding land uses and the performance impacts should be considered.

Background

August 10, 1999 – The property was initially zoned as “SDR” (Suburban Development District Residential).

August 30, 2005 – The property was zoned “RSF-7” (Residential Single-Family 7) as part of the City’s Zoning Map and Ordinance revisions of 2005.

November 6, 2025 – The applicant held a neighborhood meeting in League City. Two (2) property owners were in attendance.

December 2, 2025 – The applicant submitted a rezoning request to the Planning Department.

January 27, 2026 – City Council approved the property being annexed into the Galveston County Municipal Utility District No. 82 (MUD 82). MUD 82 is the municipal utility district serving the Legacy PUD development.

January 27, 2026 - Public hearing notices were mailed to the surrounding property owners, a public hearing sign was posted on the property, notice was published in the newspaper, and a notice was published on the city’s website.

February 12, 2026 - Planning & Zoning Commission is scheduled to conduct a public hearing and make a recommendation to City Council.

February 24, 2026 – City Council is scheduled to conduct a public hearing and consider the request on first reading.

March 24, 2026 – If approved on first reading, City Council will consider the second reading of the request.

Proposal

The applicant requests to rezone approximately 8.0 acres of land from “RSF-7” (Residential Single-Family 7) to “CG” (General Commercial). The subject property is proposed to be integrated with approximately 4.5 acres of existing commercial land, directly adjacent to the west, that is already part of the Legacy Planned Unit Development (PUD).

As proposed, the 8.0-acre tract will adopt Legacy PUD’s design guidelines, including architecture, roofing, signage, lighting, landscaping, and maintenance, ensuring visual and functional consistency with the surrounding community.

Neighborhood Meeting

A neighborhood meeting was held by the Applicant on November 6, 2025. Two (2) property owners were in attendance.

Property owners expressed concerns related to potential noise and light impacts, building appearance, building height, and the adequacy of screening between the subject tract and adjacent residential properties and Lake Friendswood. Residents also indicated a preference for less intensive, light commercial uses.

In response, the applicant discussed preserving existing trees along the eastern boundary to enhance buffering, noted that the development will be subject to applicable MUD 82 and Legacy PUD requirements, and stated an intent to design the project to be compatible with surrounding residential and lake/park areas in order to preserve aesthetics and minimize impacts.

Site and Surrounding Area

The subject property is currently undeveloped. The property is heavily forested with trees. A tree survey is be required, and any mitigation will be conducted in accordance with the tree ordinance at the time of development.

Direction	Surrounding Zoning	Surrounding Land Use
North	“City Limits” (City of Friendswood)	Friendswood Lake/Park
South	“ROW”	League City Parkway
East	“ROW” & “RSF-7”	McFarland Road (Unopened ROW) & Westwood Subdivision
West	“RSF-7-PUD”	Undeveloped Legacy PUD

Nonconformances

Based on the request, approval of the proposed zoning district would not create any nonconformances with respect to the subject property nor any adjacent tracts.

Zoning Analysis

The intent of the “CG” zoning district is for existing and future areas of larger-scaled pedestrian- and auto-oriented commercial development and include a wide variety of community-serving uses that include retail, services and office uses, etc. If the rezoning is adopted, the development and use regulations for the “CG” zoning district would apply. A list of the permitted uses within the “CG” zoning district is in Attachment #7.

The proposed zoning conforms to the Future Land Use Map in the 2035 Comprehensive Plan, which identifies the area as “Enhanced Auto Dominated Commercial (EADC). EADC focuses on convenience and access for customers and employees almost exclusively by automobile. The request also matches the overall land use and character of the surrounding area. The zoning is also consistent with the existing adjacent commercial zoning district along League City Parkway.

Access and Traffic Impacts

Direct access to the properties is provided via League City Parkway. A Traffic Impact Analysis will be required during the development phase of the project.

League City Parkway

	Existing Conditions	Proposed Conditions
Roadway Type	Major Arterial	Major Arterial
ROW Width	120 Feet	120 Feet
Pavement Width and Type	4-lane, divided, 12-foot-wide travel lanes, curb and gutter with 15-foot-wide median	4-lane, divided, 12-foot-wide travel lanes, curb and gutter with 15-foot-wide median

Utilities

The Engineering Department indicates that water and sewer capacities are adequate to serve this development.

Water is accessible through an 8-inch and 12-inch water line located on the south side of the subject property, along the north side of League City Parkway.

Sewer is accessible through an 8-inch sewer line located on the southwest side of the subject property, also along the north side of League City Parkway.

Criteria in Support of Recommendation

Based upon the information provided, staff’s findings are as follows:

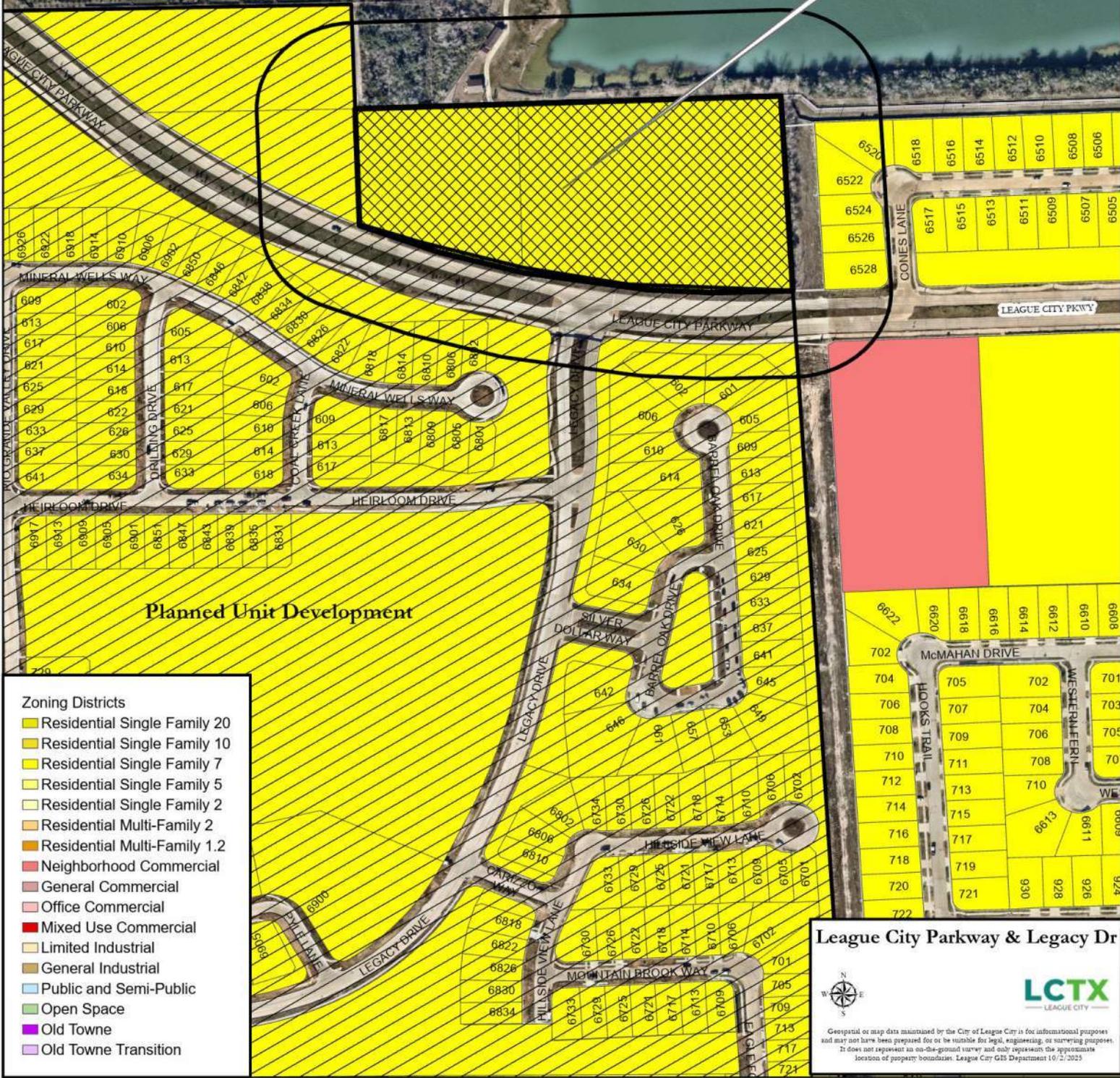
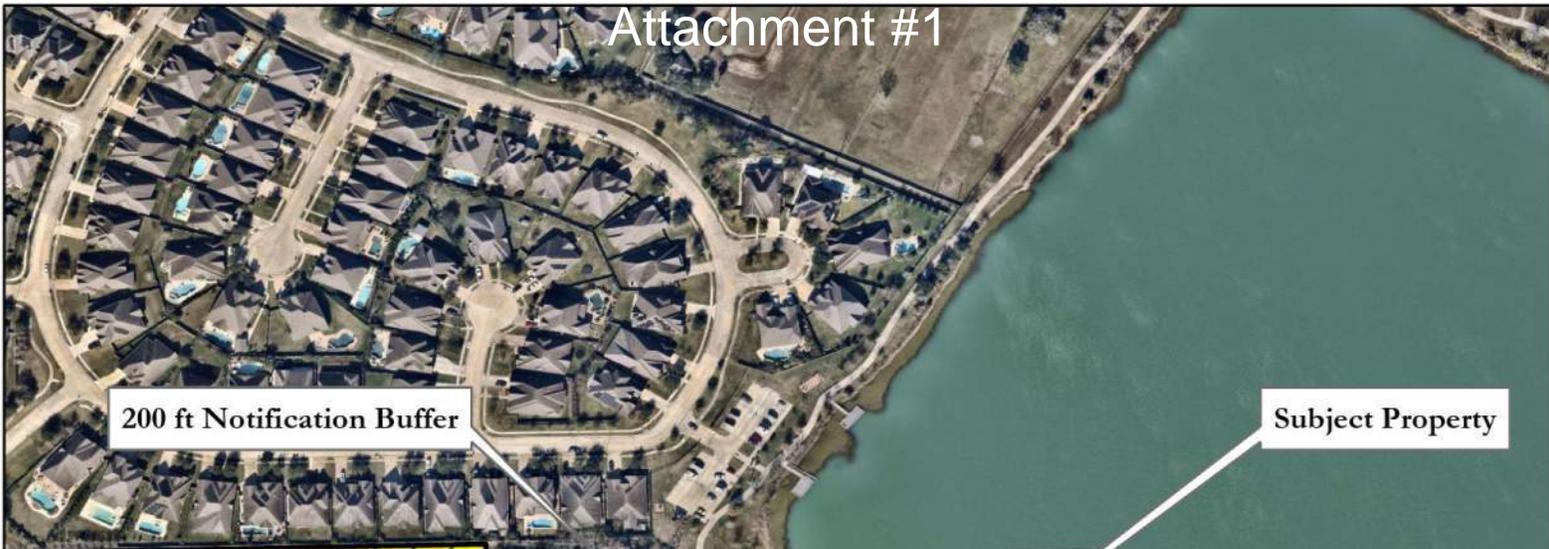
- The request conforms with the Future Land Use Map of the *Comprehensive Plan*.
- The request is consistent and compatible with the adjacent land uses and zoning districts.
- The request would not create any nonconformances.
- The request advances the City’s long-term goal of increasing commercially designated land in order to strengthen the commercial to residential land use balance.

Recommendation

Based on the criteria listed above, staff recommends approval of this rezone request.

For additional information, you may contact Ann Williams, Planner at 281-554-1084 or at ann.williams@leaguecitytx.gov.

Attachment #1



Attachment #2

200 ft Notification Buffer

Subject Property



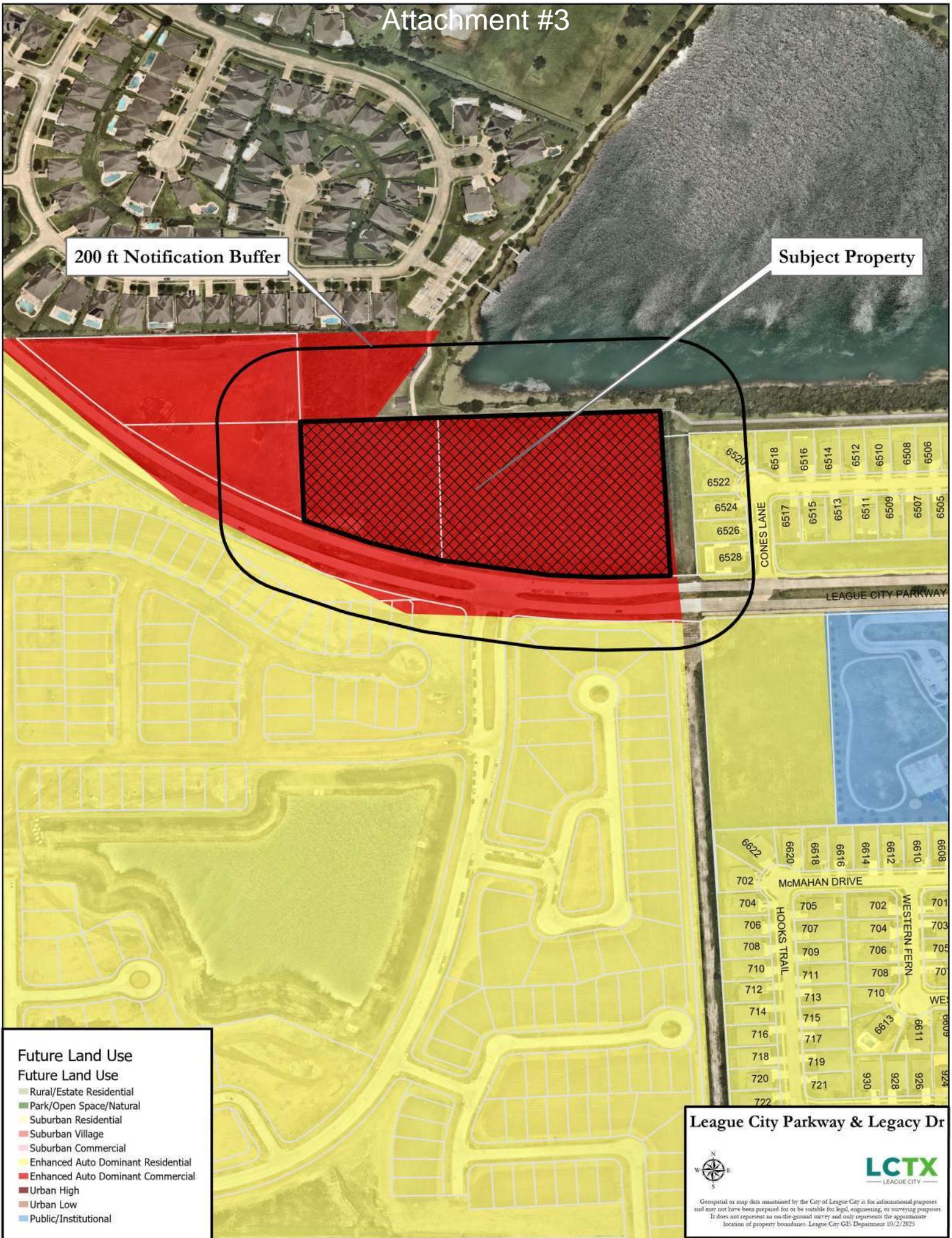
League City Parkway & Legacy Dr



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LEAGUE CITY

Geospatial or map data maintained by the City of League City is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries. League City GIS Department 10/2/2025

Attachment #3



200 ft Notification Buffer

Subject Property

- Future Land Use**
- Rural/Estate Residential
 - Park/Open Space/Natural
 - Suburban Residential
 - Suburban Village
 - Suburban Commercial
 - Enhanced Auto Dominant Residential
 - Enhanced Auto Dominant Commercial
 - Urban High
 - Urban Low
 - Public/Institutional

League City Parkway & Legacy Dr



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Attachment #4

Neighborhood Meeting Minutes

A come and go in-person neighborhood meeting was held on Thursday, November 6 from 4pm to 6pm at the Helen Hall Library. During this time there were only two neighborhood attendees, a husband and wife (Robert and Sarah Osborne) who live at 6520 Cones Lane, a property near the east edge of the subject tract.

Robert Osborne raised the following concerns about the subject tract's development:

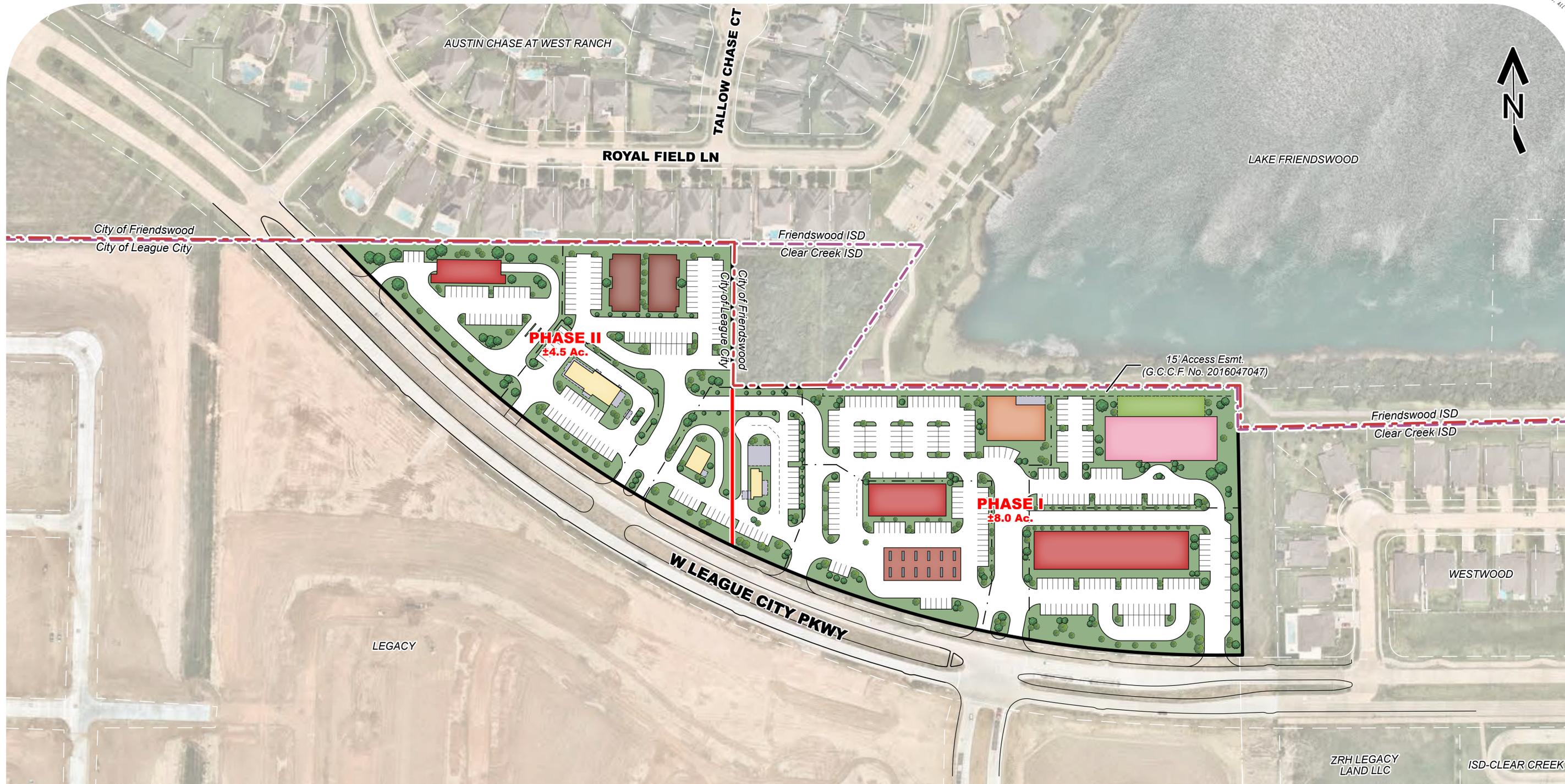
- Noise
- Light pollution
- Ugly buildings
- Screening between subject tract and houses to the east

Sarah Osborne raised the following concerns about the subject tract's development:

- Screening between subject tract and Lake Friendswood to the north
- Tall buildings
- "Light commercial" preference for use

The following potential solutions were discussed:

- Leaving some existing trees between subject tract and houses to the east for screening purposes
- Subject tract is subject to Legacy MUD and HOA requirements and guidelines
- The developer wants to be good neighbors to Friendswood and blend development into lake/park area in order to preserve aesthetics in the area



COMMERCIAL LAND USE ANALYSIS

LAND USE	AREA	PARKING REQUIRED	PARKING PROVIDED	ACREAGE
RETAIL	±17.2 K SQFT	±69 SPACES	±71 SPACES	±2.0 AC.
DAY CARE	±14.6 K SQFT	±58 SPACES	±60 SPACES	±1.6 AC.
FAST FOOD / CAFE	±7.5 K SQFT	±30 SPACES	±68 SPACES	±2.3 AC.
RESTAURANT	±7.6 K SQFT	±61 SPACES	±77 SPACES	±1.8 AC.
CARWASH	±4.7 K SQFT	±9 SPACES	±30 SPACES	±1.4 AC.
CONVENIENCE STORE	±8.0 K SQFT	±32 SPACES	±54 SPACES	±1.7 AC.
OFFICE CONDOS	±10.0 K SQFT	±40 SPACES	±67 SPACES	±1.7 AC.
TOTAL	±83.8 K SQFT	±299 SPACES	±427 SPACES	±12.5 AC.

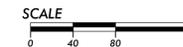
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a site plan for
**LEAGUE CITY
 PKWY TRACT**
 ±12.5 ACRES OF LAND
 prepared for
RIZWAN SUNESARA



24285 Katy Freeway, Ste. 525
 Katy, Texas 77494
 Tel: 281-810-1422



HOU-1-292
 JANUARY 6, 2026

Attachment #6

November 24, 2025

City of League City
Planning & Development Department
300 W. Walker Street
League City, TX 77573

Attn: Ron Menguita, AICP Development Process Manager

Re: Rezoning Application – Approx. 8.0 Acres from Residential to Commercial / Mixed-Use & Integration with Legacy Master Planned Community / MUD

Dear Members of the Planning & Zoning Commission and City Council:

On behalf of CR 58 Pomona Investments LLC, we respectfully submit this letter in support of our request to rezone approximately 8.0 acres of land currently classified as residential in the City of League City. In conjunction with this request, we wanted to inform the city that we will combine this 8.0-acre tract with approximately 4.5 acres of existing commercial land within the Legacy master planned community, in order to create a cohesive, master-planned mixed commercial development.

Relationship to Legacy Master Planned Community and MUD

A key component of this proposal is that the 8.0-acre tract will be annexed into the Legacy master planned community's MUD district and will be developed under the same design, architectural, landscape, and maintenance standards that apply within Legacy.

Specifically, we commit that:

- The property will be subject to the Architectural Review Committee (ARC) guidelines regarding overall look and feel, building design, materials, rooflines, signage, and site layout.
- Exterior lighting will be designed to meet Legacy's standards, with attention to shielding, downlighting, and minimizing impacts on adjacent residential neighborhoods.
- Landscaping, buffers, and open space will be designed and maintained consistent with Legacy's existing palette and standards, to create a seamless visual transition between this development and the surrounding community.

In effect, although the 8.0-acre tract is being rezoned to a commercial designation, it will function and appear as an integral part of the Legacy master planned community, rather than a stand-alone commercial project.

Use Restrictions and Neighborhood Compatibility

We understand and respect the City's and nearby residents' desire for appropriate, neighborhood-compatible commercial uses. To provide additional comfort and ensure long-term compatibility, we have agreed that this property will be subject to use restrictions that mirror those within the master planned community.

Attachment #6

Among other things, these restrictions expressly prohibit:

- Any residential uses on this commercial tract (single-family, apartments, duplexes, mobile homes, condos, etc.).
- Sexually oriented businesses, pawn shops, used automobile dealerships, junk or salvage yards, landfills, and heavy industrial or noxious uses.
- Correctional or detention facilities, slaughterhouses, refineries, and similar high-impact uses.
- Bars, nightclubs, or establishments whose primary purpose is alcohol-driven nightlife, while still allowing restaurant concepts where food service is the primary function and alcoholic beverage sales are supportive/secondary.
- Outdoor flea markets, “fire sale” or bankruptcy-sale type operations, and second-hand or thrift stores of the Salvation Army / Goodwill type.

In addition, the restrictions address:

- Outdoor storage, outside sales, and unsightly accumulation of materials or vehicles,
- The storage of hazardous substances,
- Noxious or offensive activities, excessive noise, and other conditions that could become a nuisance to surrounding property owners.

These protections are private, enforceable restrictions layered on top of the City’s zoning ordinance, providing an extra level of assurance to both the City and the neighboring residents that only appropriate, high-quality commercial uses will operate on the site.

Conceptual Site plan

Enclosed with this application is a conceptual site plan, dated November 12, 2025, prepared for the property (the “Site plan”). The Site plan illustrates:

- The general layout of commercial building pads,
- Internal access drives and parking fields,
- Points of access to League City Parkway and the surrounding street network (subject to City approval),
- Detention / drainage areas and landscape buffers.

The Site plan is intended to show our overall development intent and character, and to demonstrate how this tract will integrate with Legacy and the surrounding roadway system. However, as is typical with long-term commercial development, specific tenants and exact building configurations may change over time. Some uses depicted may not ultimately be developed, and other commercially appropriate uses (consistent with the zoning and use restrictions described above) may be added in response to market demand.

We acknowledge and agree that all final site plans, platting, access points, utilities, detention, and other civil engineering components will be subject to the City’s review and approval through the applicable development processes.

Attachment #6

Benefits to the City and Community

We believe the requested rezoning and integrated mixed commercial development will provide several important benefits:

- Orderly, master-planned commercial growth at a key corridor, unified in look and feel with the Legacy community, rather than fragmented, piecemeal development.
- Neighborhood-serving commercial uses that support the residents of Legacy and the surrounding area – such as retail, services, medical/dental, and restaurants – without introducing incompatible, high-impact uses.
- Enhanced tax base and economic development, producing long-term ad valorem tax revenues for the City, County, and MUD.
- Thoughtful site design, landscaping, and lighting that respect adjacent residential neighborhoods and reinforce League City's development goals and design standards.

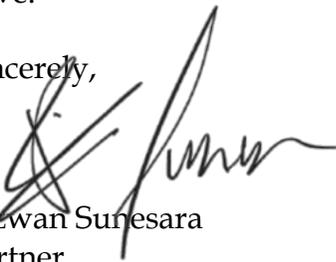
We are committed to being a good neighbor and to working collaboratively with City staff, the Planning & Zoning Commission, City Council, and nearby residents to address reasonable concerns related to screening, buffering, traffic circulation, and site design as the project moves forward.

Conclusion

For the reasons described above, we respectfully request your support for the rezoning of the approximately 8.0-acre tract from residential to commercial / mixed-use, in combination with the adjacent 4.5 acres of commercial land within Legacy, and the annexation of the tract into the Legacy MUD and ARC framework.

We appreciate your time and consideration of this request. Please let us know if you need any additional information, technical materials, or clarifications in advance of your public hearings. We look forward to the opportunity to present this case and to answer any questions you may have.

Sincerely,



Rizwan Sunesara
Partner
CR 58 Pomona Investments LLC
12750 S Kirkwood Rd Ste #200
Stafford, TX 77477
832-419-6724
rizwansunesara@gmail.com

Attachment #7



Permissible Uses within the General Commercial Zoning District

Group Residential, Assisted Living Facility
Group Residential, Disabled Group Dwelling
Group Residential, Emergency Shelter
Clubs and Lodges
Cultural Institutions
Educational Research and Development
Event Venue with Outdoor Facilities
Government Offices and Facilities, small scale
Hospitals (may have heliport)
Public Safety Facilities
Schools, Public or Private
Ambulance Service
Automobile/Vehicle/Equipment Sales and Rental
Banks and Other Financial Institutions
Building Materials Sales and Services
Convention Center
Home Improvement Sales and Services
Laboratory, Commercial
Massage Establishments and Massage Services
Nurseries and Garden Supply Stores
Parking Facilities
Personal Instructional Services
Recreation and Ent., Large-scale, (Outdoor)
Retail Sales
Production Industry, Artisan
Warehousing and Indoor Storage
Wholesaling and Distribution, Non-Store Facilities
Marinas, Public
Transportation Passenger Terminals
Utility, Minor
Eating and Drinking Establishments, Limited Service
Eating and Drinking Establishments, with Live Ent.

Group Residential, Continuing Care Facility
Group Residential, Emergency Shelter
Group Residential, Nursing Home
Colleges, Public or Private
Day Care
Event Venue
Government Offices and Facilities, large scale
Business Services
Parks and Recreation
Religious Assembly
Alcoholic Beverage Sales, Off-Premise Consumption
Animal Sales and Services, no outdoor kennel/storage
Light Vehicle Service
Bed and Breakfast Establishment
Catering Business
Food and Beverage Sales
Hotel
Maintenance and Repair Services
Micro-brewery, Micro-distillery, and Micro-winery
Offices
Pawn Shops
Personal Services
Recreation and Ent., Small-scale, (Indoor)
Undertaking, Funeral and Interment Services
Production Industry, Limited
Wholesaling and Distribution, Store Facilities
Communications Facilities
Marinas, Private
Utility, Public
Eating and Drinking Establishments, Full-Svc
Eating and Drinking Establishments, Drive-Thru
Eating and Drinking Establishments, with Outdoor Seating