

Zoning Change MAP-25-0008 (2955 E. League City Parkway)

Request	Rezone approximately 1.971 acres from “PS” (Public/Semi-Public) to “CN” (Neighborhood Commercial), with the address of 2955 East League City Parkway.
Applicant & Owner	Ramzi Saman of MJS Plaza, LLC
City Council	Public Hearing & First Reading – <i>January 27, 2026</i> ; Second Reading – <i>February 10, 2026</i>
Location	Generally located along the south side of League City Parkway (SH 96) west of Bay Ridge Drive and east of Seacrest Boulevard.
Citizen Response	14 – 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. Proposed Site Plan 5. List of Permitted Uses 6. Applicant Letter

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	<p>Prior to 1990's – The property, formerly owned by 4M-Linen and Uniform Services, along with the on-site laundry facilities, was gifted to the University of Texas Medical Branch in 1988.</p> <p>August 10, 1999 – The property was initially zoned as “PFI” (Public Facilities and Institutions).</p> <p>August 30, 2005 – The property was zoned “PS” (Public/Semi-Public) as part of the City’s Zoning Map and Ordinance revisions of 2005.</p> <p>2012 – The University of Texas Medical Branch Laundry Facility was demolished, and the land was left vacant.</p> <p>September 26, 2025 – The applicant held a neighborhood meeting in League City. No property owners were in attendance.</p> <p>October 5, 2025 – The applicant submitted a rezoning request to the Planning Department.</p> <p>November 26, 2025 - Public hearing notices were mailed to the surrounding property owner, a public hearing sign was posted on the property, and notice was published in the newspaper.</p> <p>December 15, 2025 - Planning & Zoning Commission was scheduled to conduct a public hearing and make a recommendation to City Council. However, the meeting was cancelled due to lack of quorum.</p> <p>December 19, 2025 – Public hearing notices of the new hearing dates were mailed to the surrounding property owner, a public hearing sign was posted on the property, and notice was published in the newspaper.</p> <p>January 27, 2026 – City Council is scheduled to conduct a public hearing and consider the request on first reading.</p> <p>February 10, 2026 – If approved on first reading, City Council will consider the second reading of the request.</p>
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Proposal

The applicant requests to rezone approximately 1.971 acres from “PS” (Public/Semi-Public) to “CN” (Neighborhood Commercial) to develop a multi-tenant commercial center intended for a mix of professional and business tenants. The project is designed to complement surrounding commercial uses and support continued economic growth along the East League City Parkway corridor. The applicant proposes a dental lab to serve an existing dental practice adjacent to the site, with the remaining tenant spaces available for office or retail uses.

Neighborhood Meeting

A neighborhood meeting was held by the Applicant on September 26, 2025. There were no property owners in attendance, and no concerns were raised.

Site and Surrounding Area

The subject property is currently fenced and vacant, containing only the remaining concrete slabs from the former UTMB laundry facility. Existing vegetation is minimal and consists primarily of a few hedges and limited plantings. No active use is present on the site.

Direction	Surrounding Zoning	Surrounding Land Use
North	“ROW”	East League City Parkway
South	“RMF 1.2”	Banyan Cove Apartments
East	“RMF 1.2” & “CN”	Banyan Cove Apartments & Neighborhood Commercial Retail/Restaurant
West	“CN”	Neighborhood Commercial Office

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 “CN” zoning district is to provide for areas of smaller-scaled and pedestrian oriented neighborhood-serving commercial and mixed-use development that includes retail, services, office, eating and drinking, housing, smaller-scaled public uses, etc. The minimum lot size is 5,000 square feet. Development of the Subject Tract will be in accordance with the “CN” development regulations and allowed uses. A list of the permitted uses within the “CN” zoning district is in Attachment #5.

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 existing commercial zoning districts along this corridor on League City Parkway.

Access and Traffic Impacts

Direct access to the properties is provided via East League City Parkway (State Highway 96).

East League City Parkway (State Highway 96)

	Existing Conditions	Proposed Conditions
<i>Roadway Type</i>	Major Arterial	Major Arterial
<i>ROW Width</i>	250 Feet	As determined by TxDOT
<i>Pavement Width and Type</i>	4-lane, divided, 12-foot-wide travel lanes, curb and gutter with 15-foot-wide median	As determined by TxDOT

Utilities

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

Water is accessible through an 8-inch water line located on the west side of the subject property.

Sewer is accessible through an 8-inch sewer line located on the west side of Seacrest Boulevard.

Floodplain

The property is located within 500-year flood zone. Development of the properties will be required to adhere with Chapter 50 (Floods) of the League City Codes of Ordinances.

Criteria in Support of Recommendation

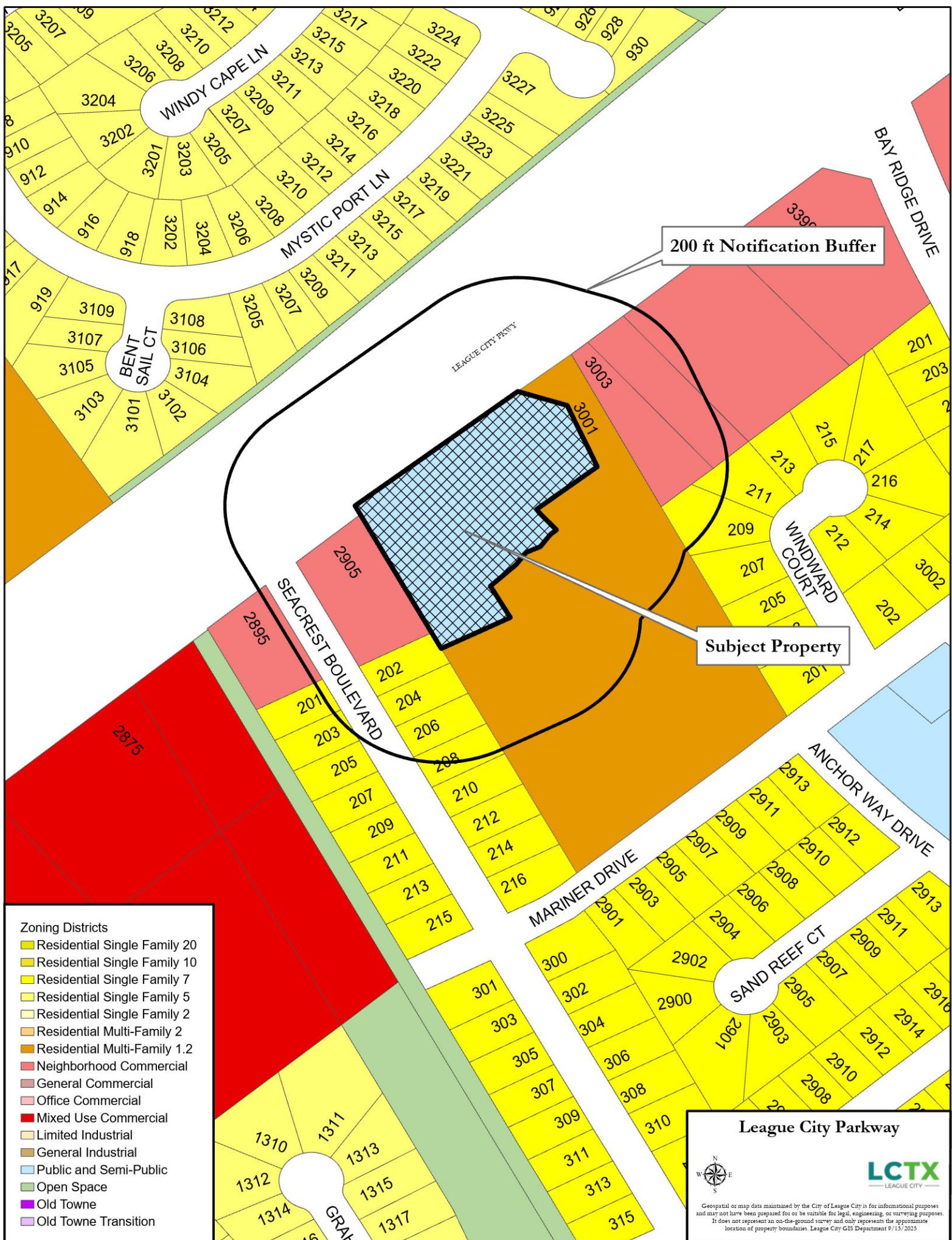
Based upon the information provided, staff has determined that the proposed zoning:

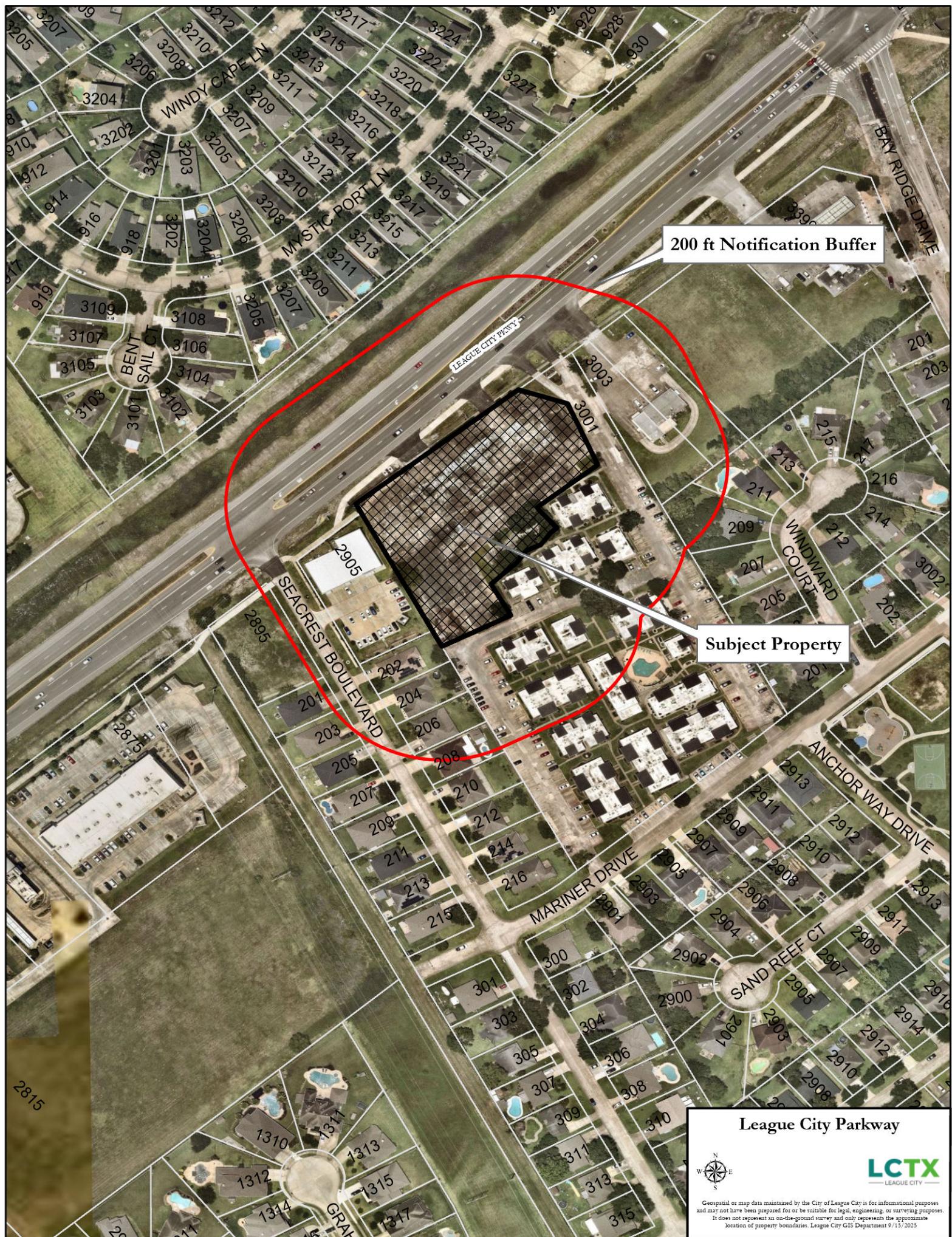
- Conforms with the Future Land Use Map of the *Comprehensive Plan*.
- Is consistent and compatible with the adjacent land uses and zoning districts.
- Would not create any nonconformances.

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.





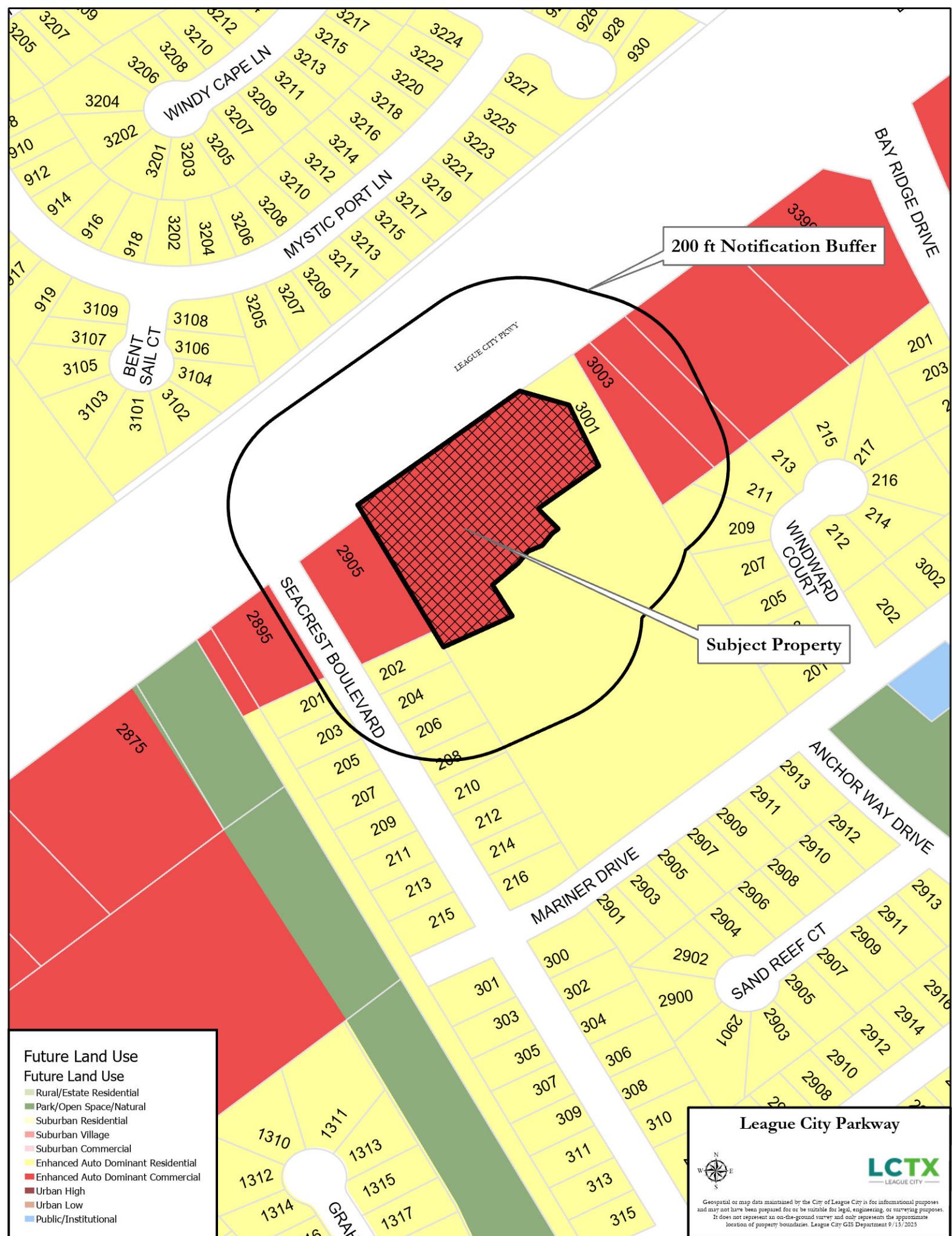
200 ft Notification Buffer

Subject Property

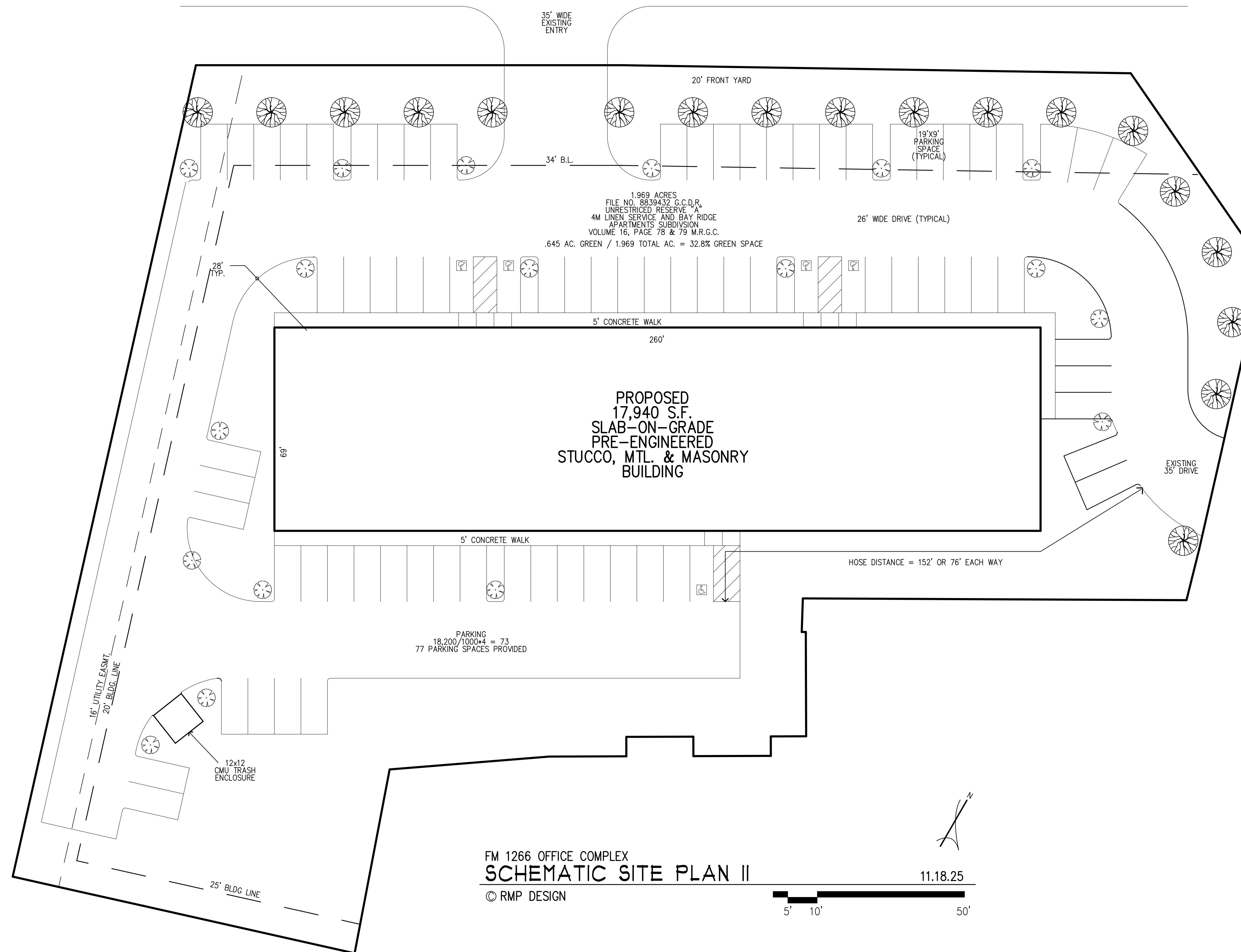
League City Parkway



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 9/13/2025



STATE FARM ROAD 1266 (90' R.O.W.)
ASPHALT PAVING



Permissible Uses within the Neighborhood Commercial Zoning District

Dwelling, Live/Work Unit
Dwelling Units, Single-Family or Multi-Family
Residential 2nd Floor and above.
Group Residential, Assisted Living Facility
Group Residential, Continuing Care Facility
Group Residential, Disable Group Dwelling
Group Residential, Emergency Shelter
Group Residential, Nursing Home
Cultural Institutions
Daycares
Government Offices and Facilities, small scale
Parks and Recreation
Public Safety Facilities
Religious Assembly
Schools, Public or Private
Automobile Rentals
Banks and Other Financial Institutions
Bed and Breakfast Establishments
Business Services
Eating and Drinking Establishments, Full Service
Eating and Drinking Establishments, Limited Service
Food and Beverage Sales
Live/Work Unit
Maintenance and Repair Services
Massage Establishments and Massage Services
Nurseries and Garden Supply Stores
Offices
Personal Instructional Services
Personal Services
Retail Sales
Marinas and Docks
Marinas, Private
Marinas, Public
Utility, Public
Utility, Minor

MJS Plaza LLC/Ramzi Saman
2890 Concordia Ct
League City, Texas 77573
10/5/2025

City of League City Planning and Zoning Department
300 W. Walker Street
League City, Texas 77573

Re: Request for Rezoning of 2955 East League City Parkway, League City, TX 77573
From: Public/Semi-Public (PSP)
To: General Commercial (GC)**

Dear Planning and Zoning Commission Members,

I am writing to respectfully request your consideration and approval for the rezoning of my property located at **2955 East League City Parkway, League City, Texas 77573**, from **Public/Semi-Public (PSP)** to **General Commercial (GC)**.

I am a practicing dentist and the owner of the adjacent property, where my dental office currently operates. The proposed rezoning will allow for the development of a general commercial building designed to accommodate a mix of professional and business tenants. The overall vision is to create a quality, multi-tenant commercial project that complements nearby businesses and contributes to the City's continued commercial growth along East League City Parkway.

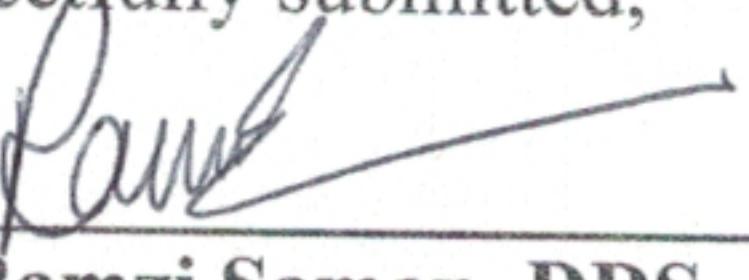
A portion of the proposed development will include space for **research and development in 3D printing and dental technology**. This component will focus on exploring advancements in dental materials, digital fabrication, and modern laboratory techniques. The remainder of the property will be leased to other tenants for professional and commercial use consistent with the City's zoning standards and development goals.

In accordance with the City's rezoning process, I conducted a **Neighborhood Meeting** and sent **notification letters to surrounding property owners** more than two weeks in advance of the scheduled meeting. No residents attended the meeting, but all notice requirements were properly completed.

The requested rezoning is consistent with the surrounding development patterns and will support responsible, well-planned growth. I am committed to maintaining high-quality design and operations for this project, ensuring that it contributes positively to both the community and the commercial character of League City.

Thank you for your time, consideration, and support of this request. Should you require any additional information or documentation, please feel free to contact me at 714 363 2208 or ramsam85@hotmail.com

Respectfully submitted,


Dr. Ramzi Saman, DDS
Owner, MJS Plaza LLC
2890 Concordia Ct
League City, Texas 77573

Attachment #6

To Development review committee (DRC)

Date: Project Number: Project Type/Name:

Applicant: Planning Contact:

1st Submittal Date: 10/24/2025 MAP-25-0008

2955 E League City Parkway Rezone

Ramzi Saman Rmasam85@hotmail.com 714-363-2208

Ann Williams ann.williams@leaguecitytx.gov (281) 554 - 1084 10/05/2025

Per your recommendation I am resubmitting the new pdf for the proposed site plan , with the intention to rezone the property as Neighborhood Commercial .

My Architect was able to communicate with the engineering department and he made the necessary adjustment to comply with city requirement.

I appreciate your patience and your attention to the matter

For question please contact me at ramsam85@hotmail.com or 714 363 2208

Thank you

Ramzi Saman DDS