

**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

C. Hold a public hearing and make a recommendation to City Council on a Special Use Permit Application, SUP-25-0002 (Magnolia Creek Self Storage), to allow a self-storage use on approximately 3.0552 acres zoned "CG" (General Commercial), generally located on the northeast corner of West League City Parkway and Bay Area Boulevard with the address of 1425 Bay Area Boulevard.

Ann Williams, Planner, gave a presentation on behalf of the City of League City.

Mr. Maaz opened the public hearing at 6:58 p.m.

Christina Wessing, 2105 Noblewood Ct., requested that the proposed building be limited to two stories instead of three, citing concerns about its height, lighting impacts, and the departure of neighbors due to the ongoing commercial development.

Mr. Maaz closed the public hearing at 6:59 p.m.

Ms. Arnold asked if the proposed development complies with League City's lighting requirements.

Ms. Williams responded in the affirmative.

Ms. Arnold asked if the proposed building met the height requirement.

Ms. Williams replied that the building is within the maximum height allowed under the applicable zoning regulations.

Mr. Maaz inquired that the facility will not have any services or space for rental trucks.

Ms. Williams responded that the prohibition of rental trucks is included in staff's recommendations for the project.

Mr. Dominguez asked whether the proposed landscaping would help mitigate the view of the facility.

Ms. Williams responded that the site's landscaping design includes landscaped buffer yards on multiple sides of the facility.

Mr. Carpenter added that the landscaping on the west side of the property is an enhancement, specifically to buffer from future commercial development.

There was a brief discussion regarding the condition that the self-storage use be limited to the interior of the building only and that the exterior of the facility would be used solely for customer parking as well as providing access to the League City's trail system.

Ms. Morrison made a motion to recommend approval of a Special Use Permit Application, SUP-25-0002 (Magnolia Creek Self Storage), to allow a self-storage use on approximately 3.0552 acres zoned "CG" (General Commercial), 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.