

Meeting Minutes
City of League City
Planning and Zoning Commission
Regular Meeting, Monday, April 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.

Present: Paul Maaz, Ruth Morrison, Matthew Hyde, Scott Higginbotham, James Waguespack, Frank Dominguez

Absent: Pam Arnold, Joel Dickerson

City Staff: Kris Carpenter, Planning Director; Mark Linenschmidt, Planning Manager; Christopher Sims, Executive Director Development Services; Matt Brown, Assistant City Engineer; Michelle Villarreal, City Attorney

2. Approval of April 7, 2025, minutes

Mr. Maaz asked if there were any corrections. He stated hearing none, the April 7, 2025, minutes are approved.

3. Citizen Communications

None.

4. Public Hearing and Action Items

A. Hold a public hearing and make a recommendation on the Western League City Regional Master Plan.

Kris Carpenter, Planning Manager, gave a presentation on behalf of the City of League City.

Mr. Higginbotham asked about the thought process of Dickinson Bayou's existing flow and how it relates to future detention and what portion of that is strictly detention or recreation mixed use (i.e. kayak / paddleboarding).

Mr. Carpenter responded that it is difficult to determine at this time. It is proposed with the parks overlay to incentivize developers to utilize these spaces for detention and parkland.

Mr. Higginbotham asked what the thought process was of locating the commercial and mixed-use land uses in the plan.

Mr. Carpenter replied that a large portion of the mixed use would be centered around the Grand Parkway corridor, but that it would also be advantageous to incorporate the walkability features of both the mixed use and the drainage corridors together.

Mr. Higginbotham asked if the 65/35 tax ratio addressed during the presentation represented just the west side or city-wide.

Mr. Carpenter replied that the ratio discussed would apply only to the west side master plan area.

Mr. Maaz asked if the changes proposed were just for the west side area.

Mr. Carpenter responded that the focus of the study and the resulting proposed changes is in relation to the city's west side. However, there could be the possibility that opportunities arise where they could be applied to the remaining portions of League City.

Mr. Maaz asked if the entire study was located within the Dickinson Bayou watershed.

Mr. Christopher Sims, Executive Director of Development Services, indicated there was a small portion of the study (approximate location of sections of L-04 / L-05) that drains toward Clear Creek. Everything else flows to Dickinson Bayou.

Ms. Morrison asked, should the master plan be approved, at what point will the location of the commercial be determined.

Mr. Carpenter indicated that it would not be determined until the area begins to develop and discussions with the developers are held. Then, the study would act as a guide for development(s). Mr. Carpenter added that approximately 75% of the study area is controlled by five large landowners, who were also active participants in the study.

Mr. Maaz asked who controls the incentivization to the development community.

Mr. Carpenter indicated that City Council will have the authority of determining if a project will receive financial incentives. He added that the Economic Development Department was in the process of creating an economic development plan that would be considered by City Council in the coming months.

Mr. Maaz opened the public hearing at 6:31 p.m.

No one spoke at the public hearing.

Mr. Maaz closed the public hearing at 6:31 p.m.

Ms. Morrison made a motion to recommend approval of the Western League City Regional Master Plan, per staff's presentation.

Mr. Dominguez seconded the motion.

The motion passed by a vote of 6-0-0.

5. Staff Comments

Kris Carpenter, Planning Director, reminded the Commission that the Master Plan Study would be forwarded to the May 13, 2025 City Council meeting.

6. Adjournment

Mr. Maaz adjourned the meeting at 6:32 p.m.

Kris Carpenter
Planning Director

Paul Maaz
Chair, Planning and Zoning Commission