

Meeting Minutes
City of League City
Planning and Zoning Commission
Regular Meeting, Thursday, February 12, 2026
Council Chambers, 200 W. Walker Street, League City, TX 77573

1. Call to Order and Roll Call of Members

Mr. Dominguez, Vice-Chairperson, called the meeting to order at 6:00 p.m.

Present: Ruth Morrison, Frank Dominguez, Pam Arnold, James Waguespack, Joel Dickerson, Ange Mertens

Absent: None

City Staff: Mark Linenschmidt, Planning Manager; Caitlin King, Senior Planner, Ann Williams, Planner, Matt Brown, Assistant City Engineer; Michelle Villarreal, City Attorney

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5. Public Hearing and Action Items

A. Hold a public hearing and make a recommendation to City Council on a Zoning Change Application, MAP-25-0009, (League City Parkway and Legacy Drive), to rezone approximately 7.982 acres from “RSF-7” (Residential Single-Family 7) to “CG” (General Commercial), generally located along the north side of West League City Parkway and west of Cones Lane.

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

Mr. Dominguez opened the public hearing at 6:07 p.m.

Robert Osborne, 6520 Cones Lane, Property Owner, spoke in opposition to the “General Commercial” zoning request, expressing a preference for a less intensive designation. He emphasized retaining the existing landscape buffer and raised concerns regarding potential light and noise impacts.

Steven Skobel, 6522 Cones Lane, Property Owner, expressed concerns about potential light and noise impacts and requested that, if applicable, the detention pond be located along the eastern property line to provide additional buffering from the residential subdivision.

Ashleigh Adams, 6524 Cones Lane, voiced concerns related to potential light and noise impacts and requested preservation of the existing landscaping.

Mr. Dominguez closed the public hearing at 6:13 p.m.

There was a discussion regarding detention for the site.

There was a discussion regarding the existing landscape buffer. The applicant, Clay Buhler of Blackline Engineering, stated that the developer intends to retain as much viable existing vegetation as possible along the eastern and northern property lines.

Ms. Morrison made a motion to recommend approval of the Zoning Change Application, MAP-25-0009, per staff's recommendations.

Ms. Mertens seconded the motion.

The motion failed by a vote of 1-5-0. Commissioners Morrison, Dominguez, Arnold, Dickerson and Mertens voted in opposition.

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7. Adjournment

Mr. Dominguez adjourned the meeting at 7:12 p.m.