

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

D. Hold a public hearing and make a recommendation to City Council on a Special Use Permit Application, SUP-25-0014, (Anchor Bay), to allow a Vehicle Fueling Station use on approximately 2.97 acres zoned "CN" (Neighborhood Commercial), generally located at the southeast corner of South Egret Bay Boulevard (FM 270) and Austin Street.

Caitlin King, Senior Planner, gave a presentation on behalf of the City of League City.

Mr. Dominguez opened the public hearing at 6:54 p.m.

Sanda Judge, 1009 Red River, Property Owner, expressed opposition to the request, citing concerns related to potential wildlife impacts from construction, increased traffic in the area, and the existing number of gas stations in the vicinity.

Virginia Seefeld, 640 Hewitt Street, Property Owner, opposed the request, citing concerns regarding loss of privacy, as well as potential light and noise impacts. She referenced the nearby Highbridge Apartments as an example.

James Brockway, 2366 Calypso Lane, provided clarification regarding the location of a pipeline in response to a previous statement.

Mr. Dominguez closed the public hearing at 7:01 p.m.

Ms. Morrison made a motion to recommend approval of the Special Use Permit Application, SUP-25-0014, per staff's recommendations.

Ms. Arnold seconded the motion.

The motion failed by a vote of 2-4-0. Commissioners Morrison, Dominguez, Arnold, Dickerson voted in opposition.

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7. Adjournment

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