



City of League City, TX

300 West Walker
League City TX 77573

Meeting Minutes City Council

Tuesday, April 8, 2025

5:00 PM

Council Chambers
200 West Walker Street

Council Work Session

The City Council of the City of League City, Texas, met in a work session in Council Chambers at 200 West Walker Street on the above date at 5:00 p.m.

Mayor:

Nick Long

City Council Members:

Andy Mann
Tommy Cones
Tom Crews
Courtney Chadwell
Vacant
Chad Tressler
Sean Saunders

City Manager:

John Baumgartner

Assistant City Manager:

Rick Davis

Assistant City Manager-CFO:

Angie Steelman

Interim City Attorney:

Michelle Villarreal

City Secretary:

Diana M. Stapp

Chief of Police:

Cliff Woitena

Executive Director of Capital Projects

Ron Bavarian

Executive Director of Development Services:

Christopher Sims

Director of Finance:

Kimberly Corell

Director of Human Resources/Civil Service:

James Brumm

Director of Parks & Cultural Services:

Chien Wei

Director of Public Works:

Jody Hooks

1. CALL TO ORDER AND ROLL CALL OF MEMBERS

Absent 2 - Mr. Tommy Cones and Mr. Sean Saunders

Present 5 - Mayor Nick Long, Mr. Andy Mann, Mr. Tom Crews, Mr. Courtney Chadwell and Mr. Chad Tressler

2. PUBLIC COMMENTS

3. **PRESENTATION AND DISCUSSION REGARDING THE WESTERN LEAGUE CITY REGIONAL MASTER PLAN**

Christopher Sims, Executive Director of Development Services, gave opening remarks.

Background

Fast growth on City's westside drives need for Regional Master Plan

Master Plan Goals – Productive Land Usage, Infrastructure, Economic Development, Placemaking

LJA hired in March 2024 to help Staff develop plan

Katy Harris, Associate Principal, Planning at LJA

Purpose of the Master Plan

Guiding Long-term growth and development

Addressing key challenges and opportunities - Economic health, Infrastructure, Flooding and Stormwater Management

Master Plan Goals

Parks and Open Space – Enhance quality of life, provide recreational opportunities, and promote environmental sustainability

Productive Land Usage – Maximize the potential highest and best use of vacant land along the Grand Parkway Corridor

Placemaking – Create vibrant spaces where residents and visitors can live, work and play

Economic Development – Foster job-generating growth, enhance citizen access to goods, services and entertainment, and attract high-quality investments

Infrastructure Planning – Integrate roads, parks, utilities and trails into future development seamlessly

Creating a balanced, resilient community – manage growth, enhance quality of life, integrate parks, trails, and natural areas

Shared vision for the future

Context and Importance of the Master Plan

Balance growth with sustainability, coordinated detention and drainage planning, tax base, fiscal and physical health of the city

Project Overview – key stakeholders and contributors
Public engagement – survey #1, public open house, survey #2

Key Study Insights

Hydraulics/Hydrology, Infrastructure and Mobility, environmental and cultural considerations, growth potential (baseline vs aspirational)

Competitive Market Area (10 zip code area) Demographics and Housing

Estimated 2024 population: 365,605

Median age: 37.78

Median household income: \$85,004

Total households: 136,268

Average household size: 2.62

Households without children: 68.5 percent

Approximate area workforce: 124,500

Workforce living outside of the CMA: 64 percent

Total homes: 125,022

Owner-occupied units: 65 percent

Share of single-family units: 76 percent

Design and Sustainability

Landscape and Sustainability, Green Infrastructure, Park Recommendations

Future Land Use Plan & Strategy

Future Land Use Plans – Overview of FLUP Creation

Shopping - 59% of respondents show interest in more shopping opportunities, with a significant emphasis on specific stores and types of development that align with environmental and community values.

Entertainment - 72% of respondents indicated interest in more entertainment opportunities, with a significant emphasis on outdoor, family-friendly, and community-oriented options. There is also a strong desire to balance development with environmental preservation and infrastructure improvements.

Employment - 69% of respondents indicated interest in more employment opportunities, with significant emphasis on sustainable development that balances economic growth with environmental conservation and infrastructure improvements.

Retail/Restaurants - 65% of respondents indicated interest in more retail and restaurant options, with a strong preference for developments that support local businesses, preserve green spaces and enhance the community's quality of life.

Option A – Prioritized detention and commercial development

Option B – Integrated and holistic approach to development

Future Land Use Plan & Strategy

Option A – Prioritized detention and commercial development, only favored by 12.6% of respondents

Option B – Integrated and holistic approach to development, over 64% of the public responded favorably to Option B, favored by both TAC and SSC

Key Objectives of the Future Land Use Plan

Diversifying Land Uses – 64% Residential - 36% Commercial

Enhancing Resident Quality of Life

Fostering Economic Growth and Tax Base Diversification – Residential-to-commercial tax ratio, Reduce long-term financial burden on League City property owners, Diversification for fiscal health, Economic Development

Improving Mobility and Connectivity

Maintaining environmental and recreational spaces – preserving green spaces and recreational areas, Developments are complemented by public parks, greenways, and recreational facilities, Contributes to a higher quality of life, Dual purpose detention

Districts – The Gateway, The Preserve, The Groves, The Quarry

Implementation Strategy – Actional Steps: Zoning and Land Use, Policy Revisions, Infrastructure Improvements, Parks and Open Spaces, Branding.

Monitoring and Updates

Conclusion and Next Steps – Workshop Goals, Next Meeting Steps – P&Z Commission (April 21, 2025, City Council Action (May 13, 2025)

4. ADJOURNMENT

At 5:38 p.m. Mayor Long said, there being no further business this meeting is adjourned.

NICK LONG
MAYOR

DIANA M. STAPP
CITY SECRETARY

(SEAL)

MINUTES APPROVED: