

Meeting Minutes
City of League City
Planning and Zoning Commission
Regular Meeting, Monday, October 20, 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, Pam Arnold, Joel Dickerson, Frank Dominguez, Matthew Hyde, James Waguespack

Absent: Ange Mertens and Ruth Morrison

City Staff: Kris Carpenter, Planning Director; Mark Linenschmidt, Planning Manager; Vince Hustead, Senior Planner; Christopher Sims, Executive Director Development Services; Laticia Fuhr, Assistant City Attorney

2. Approval of September 22, 2025 minutes

Mr. Maaz asked if there were any corrections. He stated hearing none, the September 22, 2025 minutes are approved.

3. Citizen Communications

None.

4. Public Hearing and Action Items

A. Hold a public hearing and make a recommendation to City Council on a Special Use Permit Application, SUP-25-0013 (Home2 Suites Hotel), to allow a Residence Hotel use on 2.0159 acres zoned "CM" (Commercial Mixed Use), generally located along the north side of Pinnacle Park Drive, and approximately 250 feet east of Brookport Drive.

Vince Hustead, Senior Planner, gave a presentation on behalf of the City of League City.

Mr. Maaz opened the public hearing at 6:04 p.m.

No one spoke at the public hearing.

Mr. Maaz closed the public hearing at 6:04 p.m.

There was a brief discussion regarding the intent of residence hotels and the mutual parking agreement with the existing adjacent hotel, Fairfield Inn & Suites.

Mr. Dickerson made a motion to recommend approval of a Special Use Permit Application, SUP-25-0013, per staff's recommendations.

Mr. Waguespack seconded the motion.

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

B. Hold a public hearing and make a recommendation to City Council on revisions to Chapter 125 of the Unified Development Code, Article VI, entitled "Provision of Parkland."

Christopher Sims, Executive Director of Development Services, gave a presentation on behalf of the City of League City.

Mr. Maaz opened the public hearing at 6:26 p.m.

No one spoke at the public hearing.

Mr. Maaz closed the public hearing at 6:26 p.m.

Mr. Dominguez made a motion to recommend approval of an ordinance amending Chapter 125 of the Unified Development Code, Article VI, entitled "Provision of Parkland," per staff's recommendations. Mr. Hyde seconded the motion. The motion passed by a vote of 5-0-1. Commissioner Arnold abstained.

- C. Hold a public hearing and make a recommendation to City Council on revisions to Chapter 125 of the Unified Development Code, Article VII, entitled "Tree Preservation, Mitigation, & Maintenance."

Christopher Sims, Executive Director of Development Services, gave a presentation on behalf of the City of League City.

Mr. Maaz opened the public hearing at 6:46 p.m.

No one spoke at the public hearing.

Mr. Maaz closed the public hearing at 6:46 p.m.

Mr. Dominguez made a motion to recommend approval of an ordinance amending Chapter 125 of the Unified Development Code, Article VII, entitled "Tree Preservation, Mitigation, & Maintenance," per staff's recommendations. Ms. Arnold seconded the motion. The motion passed by a vote of 6-0-0.

5. Staff Comments

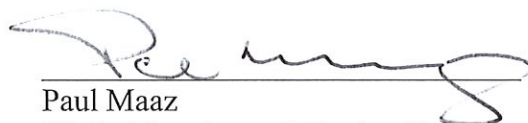
There were none.

6. Adjournment

Mr. Maaz adjourned the meeting at 6:52 p.m.



Kris Carpenter
Planning Director



Paul Maaz
Chair, Planning and Zoning Commission