

Zoning Change MAP-25-0004 (Ellen Avenue Rezone)

Request	Rezone approximately 1.82 acres from “PS” (Public/Semi-Public) to “RSF-7” (Residential Single Family-7).
Applicant/Owner	Kerri Blackwood
City Council	Public Hearing & First Reading – July 8 th , 2025; <i>Second Reading</i> – July 22 nd , 2025
Location	Generally located west of S. Egret Bay (FM 270), east of Texas Ave., and approximately 800’ to the north of Webster St. in the 300 block of Ellen Ave.
Citizen Response	6 – Notices Mailed to Property Owners within 200 feet 0 – Communications of Support Received 0 – Communications of Opposition Received
Attachments	1. Zoning Map 2. Aerial Map 3. Property Survey 4. Applicant Letter

The Commission should consider the following findings in its deliberation, which shall be utilized to substantiate its decision. To determine the extent to which the proposed zoning would be compatible with surrounding properties, the surrounding land uses and the performance impacts should be considered.

Background	<p><u>August 10, 1999</u> – The property was initially zoned as “PFI” (Public Facilities and Institutions).</p> <p><u>August 30, 2005</u> – The property was zoned “PS” (Public/Semi-Public) as part of the City’s Zoning Map and Ordinance revisions of 2005.</p> <p><u>April 18, 2024</u> – The current owners purchase the property from the Texas Avenue Baptist Church.</p> <p><u>April 23, 2025</u> – The applicant held a neighborhood meeting in League City.</p> <p><u>May 5, 2025</u> – The applicant submitted a rezoning request to the Planning Department.</p> <p><u>May 30, 2025</u> – Public hearing notices were mailed to the surrounding property owners.</p> <p><u>June 1, 2005</u> – A public hearing sign was posted on the property, and notice was published in the newspaper.</p> <p><u>June 16, 2025</u> - Planning & Zoning Commission is scheduled to conduct a public hearing and make a recommendation to City Council.</p> <p><u>July 8, 2025</u> – City Council is scheduled to conduct a public hearing and consider the request on first reading.</p> <p><u>July 22, 2025</u> – If approved on first reading, City Council will consider the second reading of the request.</p>
Proposal	The Property Owner purchased 1.82-acres of land from Texas Avenue Baptist Church with the intention of developing a single-family home.
Neighborhood Meeting	A neighborhood meeting was held by the Applicant on April 23, 2025. The sign-in sheet indicates that Kerri and Thomas Blackwood, the owners of the Subject Tract and 305 Ellen Avenue, were in attendance. The meeting minutes note that two neighboring property owners discussed the project at an earlier date, as they were not able to attend the meeting.

Site and Surrounding Area

The property is generally located west of S. Egret Bay (FM 270), east of Texas Ave., and approximately 800’ to the north of Webster St. in the 300 block of Ellen Ave.

Direction	Surrounding Zoning	Surrounding Land Use
North	“PS”	Texas Avenue Baptist Church
South	“RSF-7”	Single-Family Home
East	“RSF-7”	Sea Dog Inn
West	“PS”	Texas Avenue Baptist Church

Nonconformances

Based on the request, approval of the proposed zoning district would not create any nonconformances with respect to the subject property.

Zoning Analysis

The intent of the “RSF-7” zoning district is to provide for medium density residential development. The minimum lot size is 7,000 square feet. Should the request be approved the applicant intends to develop the Subject Tract as a single-family home in keeping with the character of the surrounding neighborhood.

The proposed zoning is inconsistent with the Future Land Use Map in the 2035 Comprehensive Plan, which identifies the area as “Public/Institutional”. “Public/Institutional” focuses on land uses that serve the public such as churches, schools, or government facilities. While the request does not necessarily align with the Comprehensive Plan, the request does match the overall land use and character of the surrounding area.

Figure 4-5 in the Comprehensive Plan identifies the area for new development. Additionally, Chapter 5 of the Comprehensive Plan states the following related to neighborhoods:

- 1) Lists the preservation and enhancement of existing neighborhoods as a goal. It is identified as being critical to the future of League City and should be a primary consideration in future land use and community character decisions.
- 2) Recommends all plan approval and rezoning requests should be consistent with the character for the area. This would include measures such as open space ratio, density, setbacks, massing and scale.
- 3) Infill activity should follow the character and development pattern of the standards that were already previously established and are publicly enforceable.

Access and Traffic Impacts

Direct access to the property is provided from Ellen Ave. via Webster St. Traffic impacts would remain minimal as there are only six other residential driveways on this local road.

Ellen Avenue

	Existing Conditions
<i>Roadway Type</i>	Local Road
<i>ROW Width</i>	60 Feet
<i>Pavement Width and Type</i>	2-lane, undivided, 20-foot-wide pavement with open ditches.

Utilities

Water is accessible through an 8-inch water line along the west side of Ellen Avenue.

An 8-inch sanitary sewer line is located along the west side of Texas Avenue, and an 8-inch sanitary sewer line is located along the north side of Dellore Lane. The applicant has been informed that the sanitary sewer line may need to be extended from Texas Avenue or Dellore Lane to serve the Subject Tract. Alternatively, the Subject Tract may be served by a private, on-site septic system if deemed appropriate by the Engineering Department and the Galveston County Health District.

Floodplain

The property is located within Flood Zone X (Shaded).

**Criteria in
Support of
Recommendation**

Based upon the information provided, staff has determined that the proposed zoning:

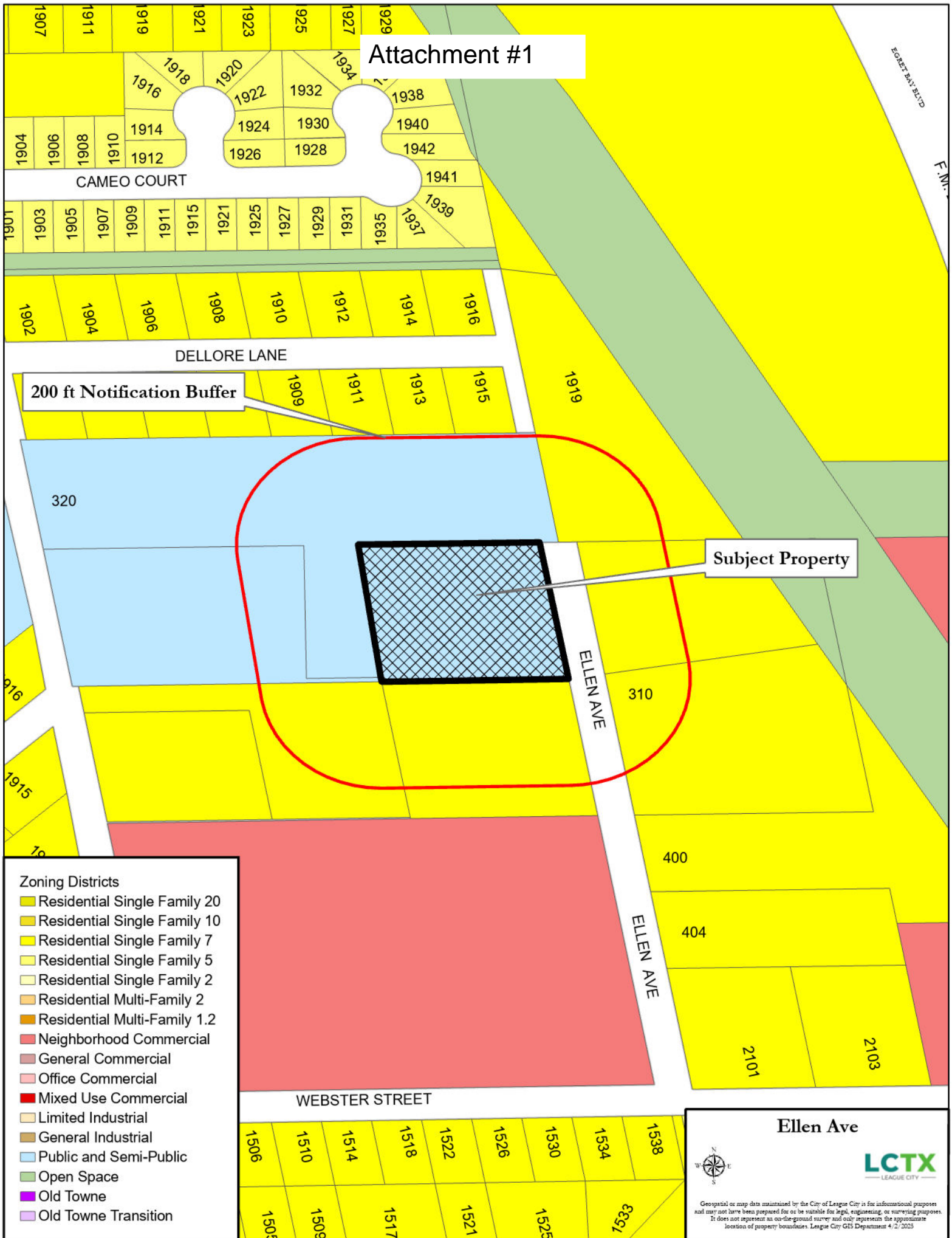
- Is consistent and compatible with the adjacent land uses.
- Would not create any nonconformances.
- While inconsistent with the Future Land Use Plan, the request is consistent with the Goals and Policies of the *Comprehensive Plan*.
- Traffic impacts would be negligible.

Recommendation

Based on the criteria listed above, staff recommends approval of this rezone request.

For additional information, you may contact Caitlin King, Planner at 281-554-1217 or at caitlin.king@leaguecitytx.gov.

Attachment #1



Attachment #2

200 ft Notification Buffer

Subject Property

Ellen Ave

LCTX
LEAGUE CITY

Geospatial or map data maintained by the City of League City is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries. League City GIS Department 4/2/2025

Thomas & Kerri Blackwood
kerriblackwood@yahoo.com
281-309-1920

Rezoning Statement

The City of League City
500 W. Walker Street
League City, TX 77573

April 28, 2025

To Whom It May Concern:

I am writing this letter regarding the proposed rezoning of 00 Ellen Avenue from public land to residential. 00 Ellen Avenue is located on a residential street; the property is currently densely wooded with no structures. The proposed plan is to rezone the land to residential with the purpose of building a single-family home.

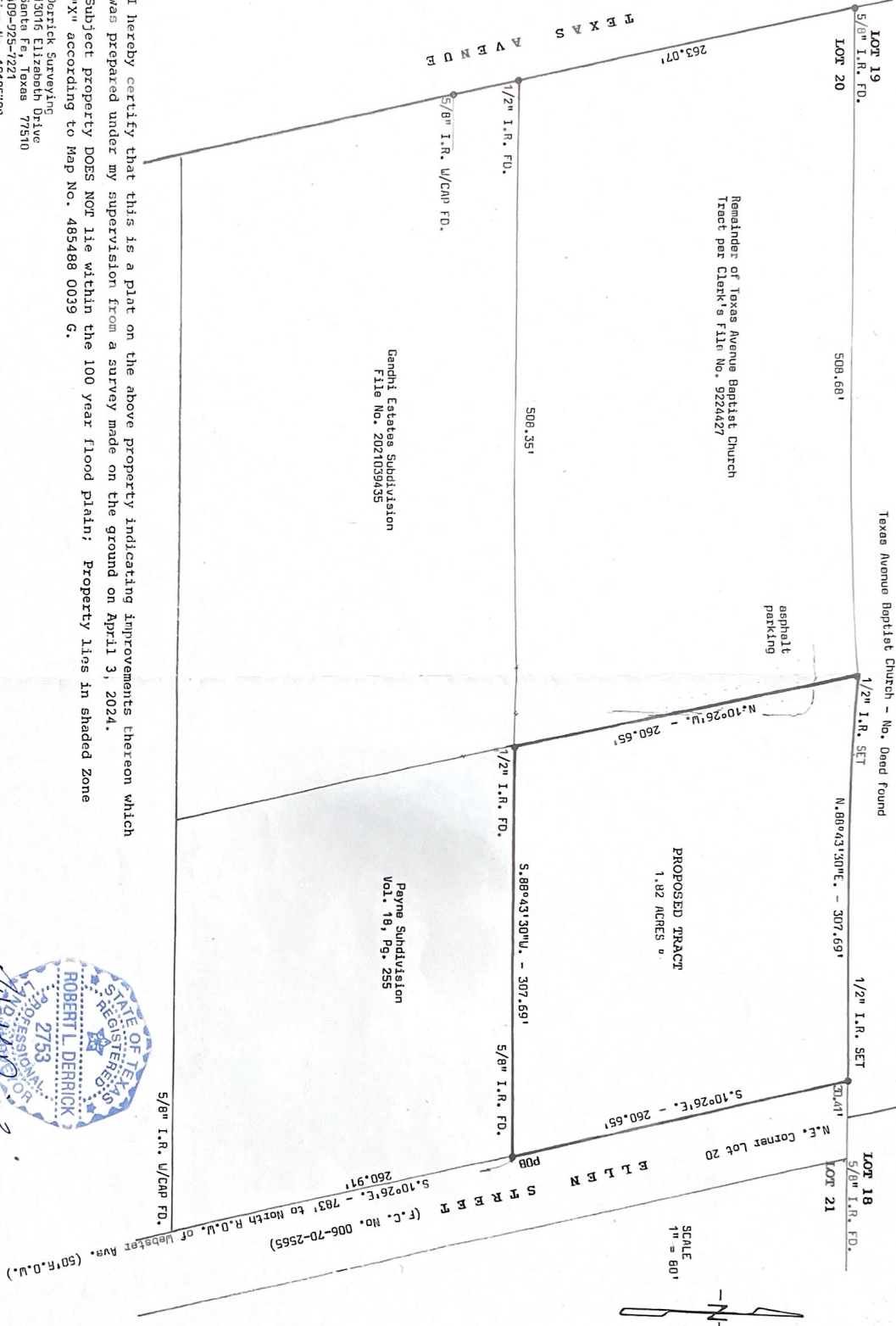
On April 8, 2025, a letter was mailed to all neighbors within 200 feet of 00 Ellen Avenue that gave information about the proposed rezoning and invited them all to join us for a neighborhood meeting to discuss the rezoning. The neighborhood meeting was held on April 23, 2025, at 305 Ellen Avenue League City, TX. Lester with Texas Avenue Baptist Church called to inform us that he would be unable to attend the meeting due to a conflict. Lester said that Texas Avenue Baptist Church is in full support and has no objections to the land being rezoned as residential. Mr. Garsee of 350 Ellen Avenue also expressed that he is supportive of the rezoning. No objections to the rezoning of 00 Ellen Avenue were raised at the neighborhood meeting.

We petition the City of League City to take this statement into account when deciding on the rezoning of 00 Ellen Avenue to residential. Please see the other attached documents in this application for more information.

Best Regards,

Thomas & Kerri Blackwood

A tract of land containing 1.82 acres, more or less, being a part of that 4.8261 acre tract conveyed to Texas Avenue Baptist Church by deed recorded under Calveston County Clerk's File No. 9224427 and being a part of Lot 20, Division "C" of LEAGUE CITY TOWNSHIP per map or plat thereof prepared for J. C. League by R. W. Luttrell in 1893, 1907 and 1909, in the M. Muldoon Two Grant League, Abstract No. 18, in League City, Texas, and being more particularly described by metes and bounds on the attached Exhibit "A".



I hereby certify that this is a plat on the above property indicating improvements thereon which was prepared under my supervision from a survey made on the ground on April 3, 2024. Subject property DOES NOT lie within the 100 year flood plain; Property lies in shaded Zone "X" according to Map No. 485488 0039 G.

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Santa Fe Texas 77510
409-925-1221
Firm No. 10105300

Job No. 12408

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