

Zoning Change MAP-25-0005 (2904 Hill Ave)

Request	Rezone approximately 0.298 acres from “RSF-5” (Residential Singel Family) to “IL” (Limited Industrial) with an address of 2904 Hill Avenue.
Applicant / Owner	Raimundo Herrera of LC’s Construction
City Council	Public Hearing & First Reading – <i>May 12, 2026</i> ; <i>Second Reading – June 9, 2026</i>
Location	Generally located along the west side of Hill Avenue, south of East Strawberry Street and north of Farm to Market Road 646 (FM 646) with an address of 2904 Hill Avenue.
Citizen Response	10 – Notices Mailed to Property Owners within 200 feet 0 – Communication of Support Received 1 – Communication of Opposition Received
Attachments	1. Zoning Map 2. Aerial Map 3. 2035 Comprehensive Plan Future Land Use Plan 4. Property Ownership 5. Property Survey 6. Applicant Letter 7. List of Permitted Uses (for zoning district proposed) 8. Letter of Opposition 9. Support / Opposition Map

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 zonings would be compatible with surrounding properties, the surrounding land uses and the performance impacts should be considered.

- Background**
- August 10, 1999** – The property was initially zoned as “CO” Office & Professional Commercial.
 - August 30, 2005** – The property was zoned “RSF-5” (Residential Single-Family 5) as part of the City’s Zoning Map and Ordinance revisions of 2005.
 - March 24, 2025** – Neighborhood Services initiated a code enforcement case on the property. Identified violations included development and use of structures not in compliance with zoning regulations, the presence of a non-compliant accessory structure (shipping container), and operation of a business without an approved registration.
 - April 15, 2025** - In response to the violations, a pre-development meeting was held between the property owner and Development Services to review applicable City regulations and discuss available options to achieve compliance.
 - May 6, 2025** – The applicant held a neighborhood meeting in League City. The sign-in sheet indicates no one attended the meeting.
 - June 12, 2025** – The applicant submitted a rezoning application to the Planning Department.
 - April 3, 2026** – Public hearing notices were mailed to the surrounding property owners, a public hearing sign was posted on the property, a notice was posted on the City’s website and published in the newspaper.
 - April 23, 2026** – The Planning & Zoning Commission is scheduled to conduct a public hearing and make a recommendation to City Council.

May 12, 2026 – City Council is scheduled to conduct a public hearing and consider the request on first reading.

June 9, 2026 – If approved on first reading, City Council will consider the second reading of the request.

Proposal

The request is made to rezone 0.298 acres of land to “IL” (Light Industrial) with the intention of developing the property as a contractor’s storage yard for a construction company.

The request stems from a Neighborhood Services case initiated due to development occurring without the required permits and not in compliance with the Unified Development Code (UDC).

The applicant owns three contiguous parcels (Lots 4, 10 and 11) within a 12-lot block. The subject properties, Lots 10 and 11, front Hill Avenue, while the third parcel (Lot 4) fronts Alaska Avenue, an unopened right-of-way. This property is currently zoned “IL.”

Only three (3) parcels in the northeast corner of the block are zoned “RSF-5,” with the remaining parcels zoned “IL” (Limited Industrial). As recommended, the applicant attempted to contact the property owner of the adjacent and undeveloped RSF-5 property to determine their willingness to participate in a rezoning to “IL.” However, the applicant was unable to obtain consent from the neighboring property owner.

Neighborhood Meeting

A neighborhood meeting was held by the Applicant on May 6, 2026. There were no attendees at the meeting.

Site and Surrounding Area

By the time Neighborhood Services notified the owner of the violations, the property had already been cleared and developed for use as a contractor’s yard. The nearest single-family residences are located approximately 330 feet west of the portion of the applicant’s property being rezoned, fronting Arizona Avenue.

Direction	Surrounding Zoning	Surrounding Land Use
North	“RSF-5”	Undeveloped
South	“IL”	Undeveloped
East	ROW and “OS”	Hill Avenue and Railroad ROW
West	“IL”, and “RSF-5” and ROW	Undeveloped & Alaska Avenue unopen street ROW

Nonconformances

Based on the request, the request to “IL” will not create any non-conformances on any neighboring properties.

Zoning Analysis

If approved, all properties owned by the applicant would be zoned “IL.” To develop the properties, the subject tracts would also be required to be platted and developed in compliance with the Unified Development Code (UDC).

The intent of the “IL” zoning district is to provide for areas of large-scale industrial development with limited off-site impacts, including research and development, high technology, biotechnology, small-scale distribution, and activities requiring flexible floorspace. Secondary support uses – such as office, business services, and institutional uses - are encouraged. Such development will be screened and buffered from adjacent commercial and residential districts.

Access and Traffic Impacts

Direct access to the property is provided via Hill Avenue. Traffic impacts are not anticipated to significantly affect the surrounding roadway network, since much of the area remains undeveloped and the proposed use will not generate traffic by the general public.

Hill Avenue

	Existing Conditions	Proposed Conditions
<i>Roadway Type</i>	Collector	Collector
<i>ROW Width</i>	70 Feet	70 Feet
<i>Pavement Width and Type</i>	2-lane, undivided, 24-foot-wide travel lanes with open drainage.	2-lane, undivided, 24-foot-wide travel lanes with concrete curb and gutter.

Utilities

Water is accessible through a 10-inch water line along the west side of Hill Avenue.
Sanitary sewer infrastructure is not available in the area.

Floodplain

The property is located in the ‘Shaded X’ Floodzone, which is an area of 0.2 percent annual chance of flooding. Development on the property must follow all applicable flood requirements.

Criteria in Support of Recommendation

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

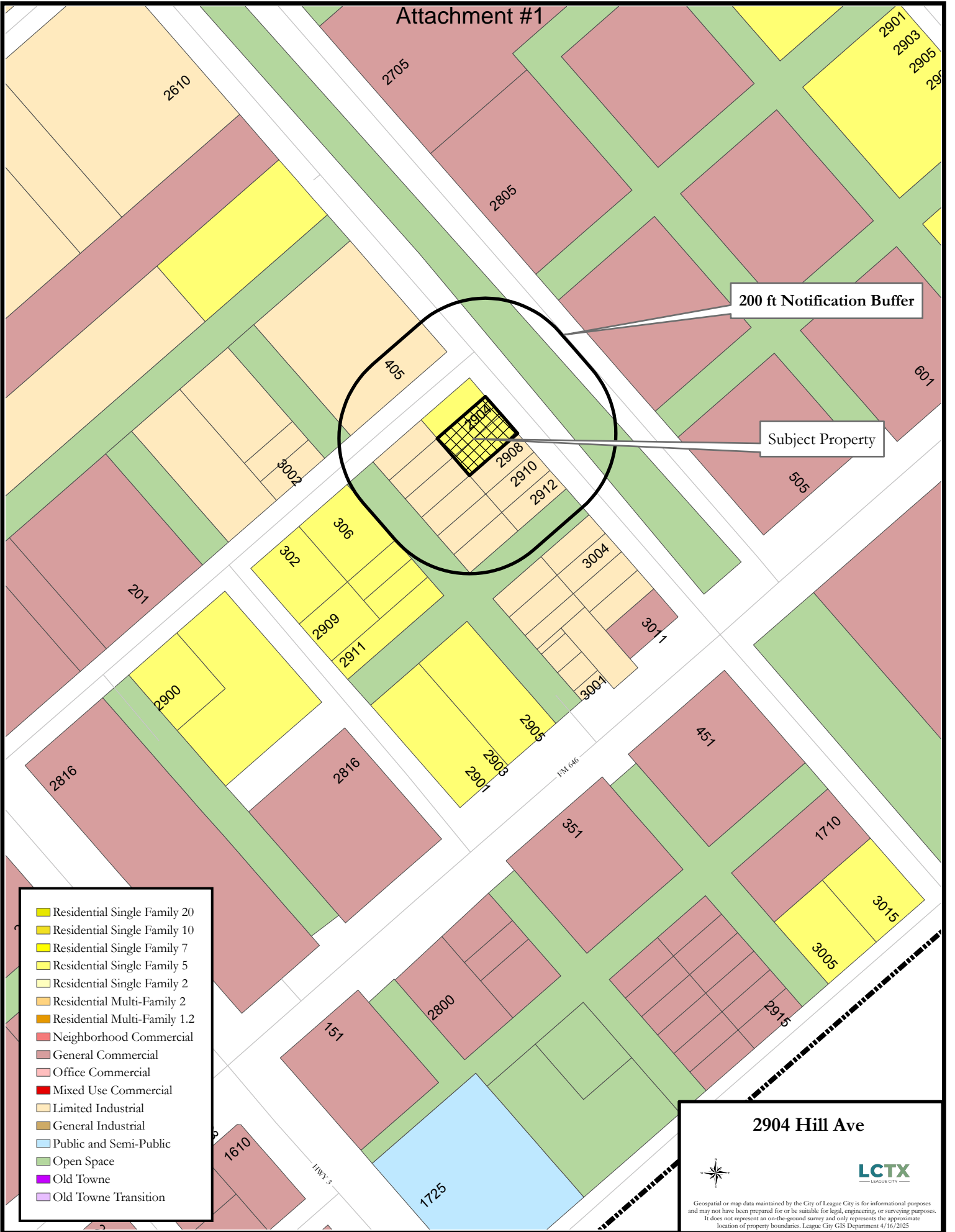
- Is consistent with the Future Land Use Plan.
- Is consistent with the prevailing zoning of the majority of the block.
- Would not create any non-conformances for the adjacent properties.
- Regardless of the final decision by the City Council, the applicant will be required to implement corrective measures and complete any applicable changes to the site as a result of the work already performed.
- If approved, the applicant will be required to redevelop the site in compliance with City regulations and may not operate a business until a certificate of occupancy has been issued.

Recommendation

Based on the criteria listed above, staff has no objection to this rezone request.

For additional information, you may contact Vince Hustead, Senior Planner at 281-554-1079 or at vince.hustead@leaguecitytx.gov

Attachment #1



200 ft Notification Buffer

Subject Property

- Residential Single Family 20
- Residential Single Family 10
- Residential Single Family 7
- Residential Single Family 5
- Residential Single Family 2
- Residential Multi-Family 2
- Residential Multi-Family 1.2
- Neighborhood Commercial
- General Commercial
- Office Commercial
- Mixed Use Commercial
- Limited Industrial
- General Industrial
- Public and Semi-Public
- Open Space
- Old Towne
- Old Towne Transition

2904 Hill Ave

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 4/16/2025



200 ft Notification Buffer

Subject Property

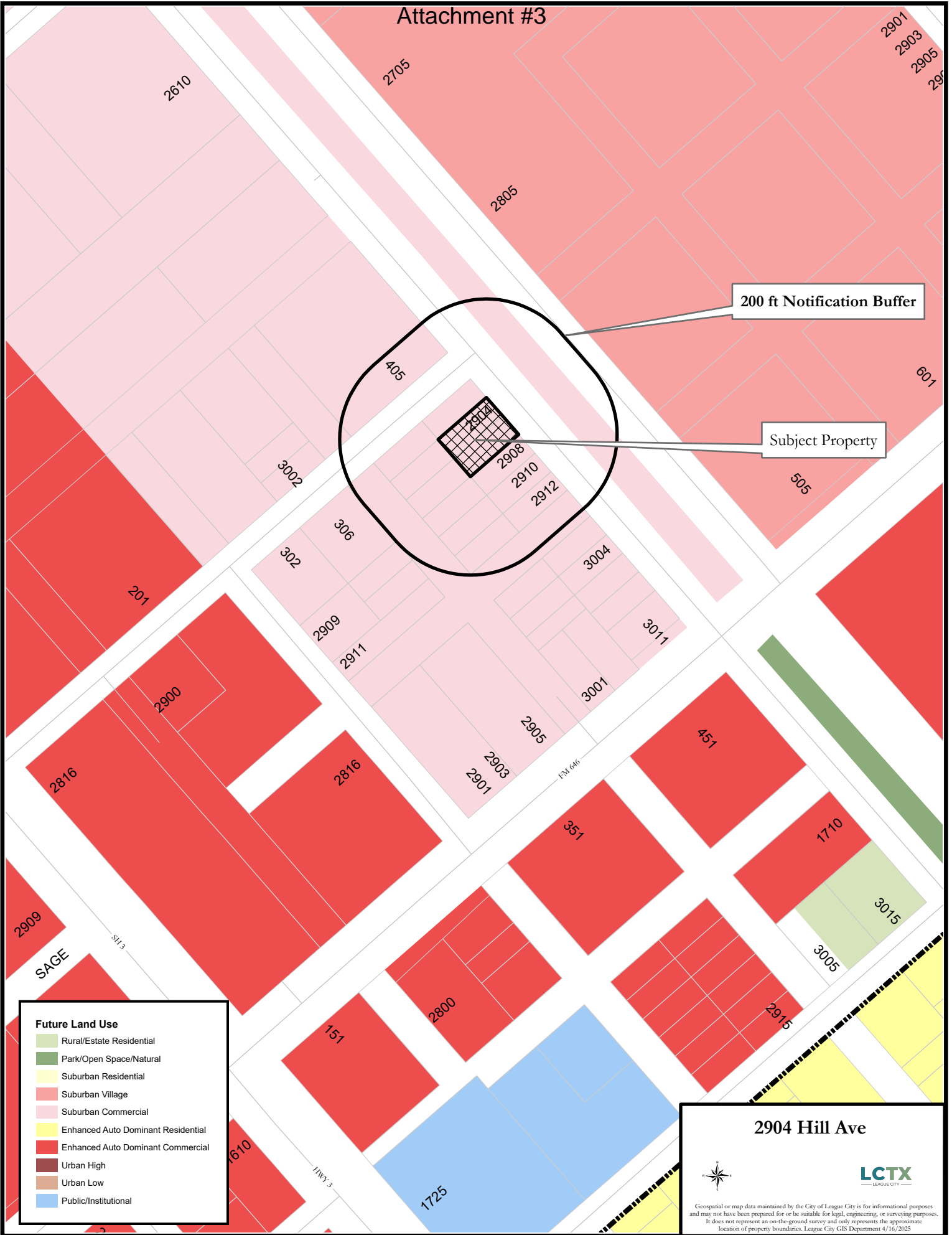
2904 Hill Ave



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LEAGUE CITY

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Attachment #3





200 ft Notification Buffer

Subject Property

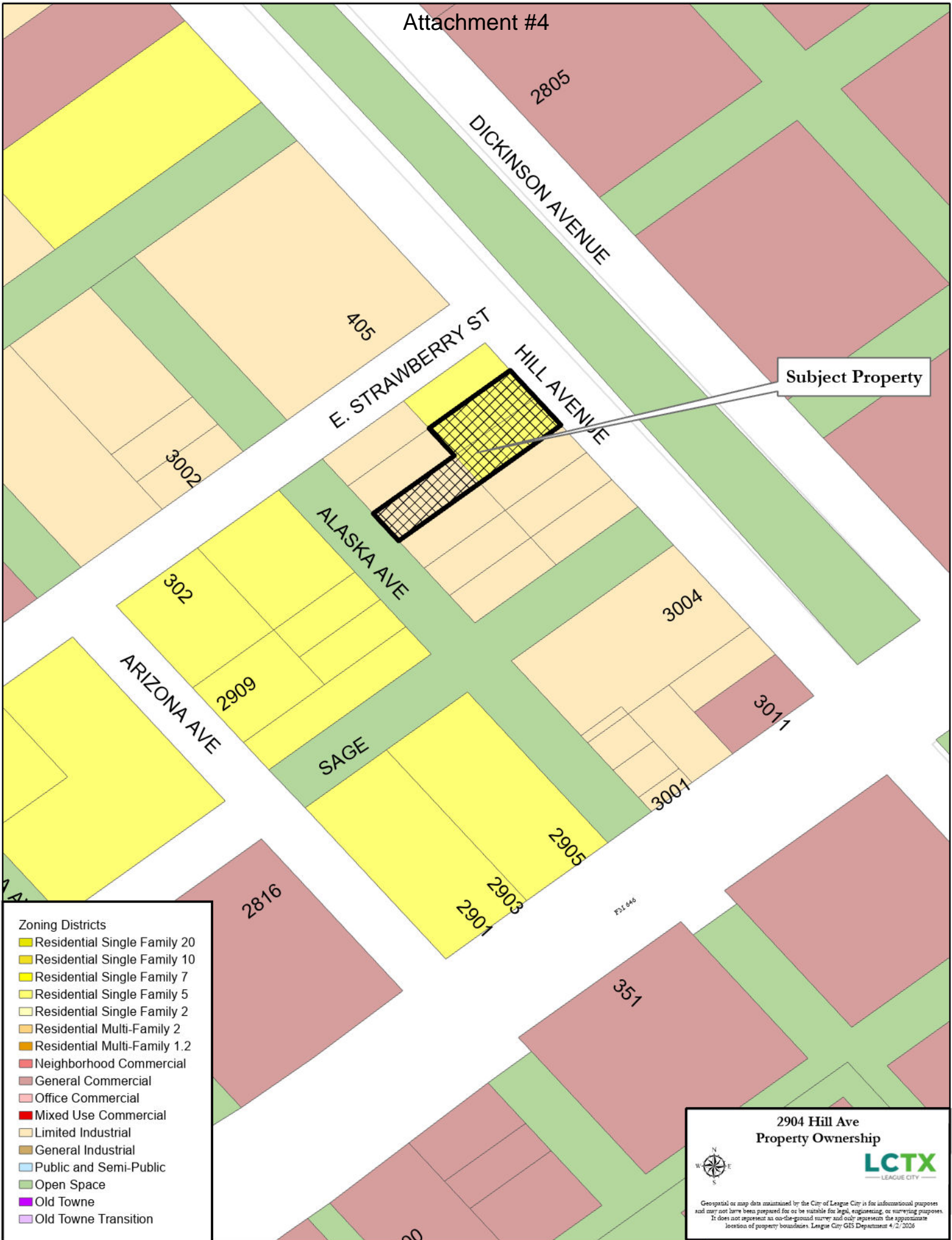
Future Land Use

- Rural/Estate Residential
- Park/Open Space/Natural
- Suburban Residential
- Suburban Village
- Suburban Commercial
- Enhanced Auto Dominant Residential
- Enhanced Auto Dominant Commercial
- Urban High
- Urban Low
- Public/Institutional

2904 Hill Ave



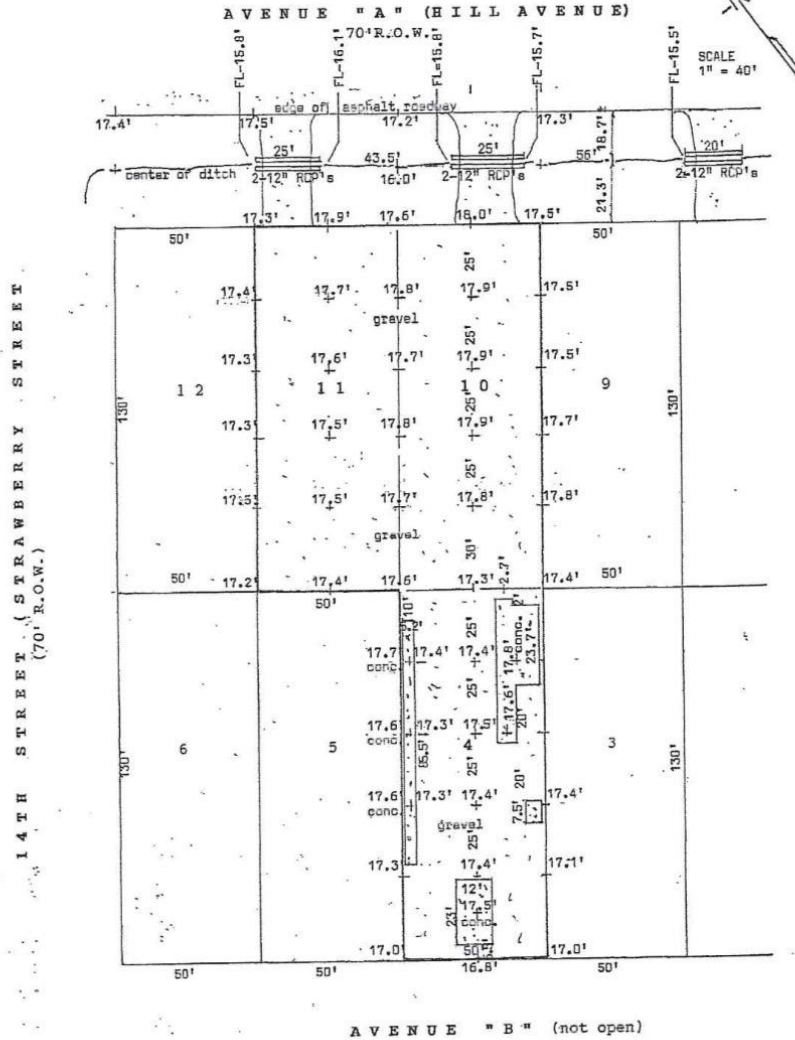
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Attachment #5

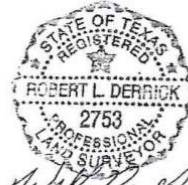
TOPO of Lots Four (4), Ten (10) and Eleven (11), in Block Seventeen (17), of Moores Addition to the Town of Dickinson, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 155, Page 10, and transferred to Plat Record 7, Map No. 1 of the Map Records of Galveston County, Texas.

NOTE: There is a metal fence around the entire perimeter of this property.



Subject property DOES NOT lie within the 100 year flood plain;
Property lies in shaded Zone X according to Map No. 485488
0230 G.

Derrick Surveying
13016 Elizabeth Drive
Santa Fe, Texas 77510
409-925-7221
Exam No. 10196300
May 24, 2025



Robert L. Derrick
Job No. 12222

Attachment #6

Dear City Of League City,

The reason for the rezoning request is to comply with the city property ordinances. I own 3 lots that are next to each other, but 2 of the lots are classified as (Residential) and the other one is (Limited Industrial). Having them with 2 different classification wont allow me to do what I need with the Property. Everyone else on the block is also classified as Limited Industrial witch would make more sense to convert them over.

Raimundo Herrera

Land Uses within the “IL” (Limited Industrial) Zoning District

Land Uses Permitted by Right

Dwelling, Caretaker Unit	Colleges, Public or Private
Cultural Institution	Educational Research and Development
Government Offices and Facilities, large scale	Government Offices and Facilities, small scale
Hospitals, may have heliport	Parks and Recreation
Public Maintenance Facilities	Public Safety Facility
Religious Assembly	Ambulance Services
Automobile Rentals	Car Wash
Vehicle Fueling Stations	Light Vehicle Service
Auto Repair and Other Heavy Vehicle Service	Banks and Other Financial Institutions
Building Materials Sales and Services	Business Services
Catering Services	Food and Beverage Sales
Home Improvement Sales and Services	Laboratory, Commercial
Maintenance and Repair Services	Micro-brewery, Micro-distillery, and Micro-Winery
Nurseries and Garden Supply Stores	Offices
Parking Facilities	Retail Sales
Self-Storage	Sexually Oriented Businesses
Contractor’s Storage	Nursery and Landscaping Materials Wholesales
Production Industry, Artisan	Production Industry, Limited
Recycling Collection	Research and Development
Warehousing and Indoor Storage	Warehousing and Outdoor Storage
Wholesaling and Distribution, Non-Store Facilities	Communication Facilities
Freight / Truck Terminal and Warehouse	Transportation Passenger Terminals
Utility, Public	Utility, Minor
Oil and Gas Well Drilling	Pipelines
Pump Stations	

Land Uses Requiring Special Use Permit Application Process

Group Residential, Halfway House	Group Residential, Homeless Shelter
Clubs and Lodges	Amusement Parks, Carnivals and Other Similar Uses
Animal Sales and Services with outdoor kennels or storage	Food Truck Park
Recreational and Entertainment, Large-scale, Outdoor	Recreational and Entertainment, Small-scale, Indoor
Tattoo Parlor / Body Piercing Studios	Production Industry, General
Wrecking, Junk, or Salvage Yard and Towing	Communication Towers and Structures
Airports and Heliports	Truck Weight Stations
Utility, Private	Excavation and Mining

Attachment #8

Zoning Protest Letter Template

Date: April 10, 2026

To: City of League City Planning & Development Department
500 W. Walker Street
League City, Texas 77573

From: Steven and Mayra Hypolite

Attn: Planning and Zoning Commission / City Council

Re: Case Number: MAP-25-0005, Opposition to Rezoning Application for 2904 Hill Street (Single-Family to Limited Industrial)

To the Honorable Commission and City Council Members,

We, Steven and Mayra Hypolite, owners of the property located at 2909 Arizona Avenue, League City, TX 77573, are writing to formally protest the proposed rezoning of 2904 Hill Street from Single-Family Residential (RSF) to Limited Industrial (LI).

Our property is located within 200 feet of the subject tract. We strongly urge the City of League City to deny this request based on the following critical concerns:

- 1. Incompatibility with Residential Character:** The shift from RSF to LI is a significant and disruptive change, incompatible with the peaceful, residential nature of Arizona Avenue and Hill Street. The presence of industrial activities would deeply affect the character of our neighborhood.
- 2. Infrastructure Limitations (Sewage):** Our neighborhood currently operates without city sewage infrastructure. Introducing industrial operations in an area with such limited utility capacity poses significant environmental risks and could overwhelm the existing infrastructure, which is not equipped to handle these additional demands.
- 3. Existing Nuisance & Safety Issues:** We already deal with noise, nuisance, and traffic violations in this area. The proposed rezoning would exacerbate these problems, bringing heavy machinery, 24-hour operations, and increased commercial vehicle traffic into a residential space where children play and families live.

Attachment #8

4. **Property Value & Economic Impact:** As homeowners, we rely on the stability of zoning laws to protect our investment. Rezoning to Limited Industrial will cause a decrease in our property value and make our home less desirable to future buyers, thus affecting our long-term financial security.
5. **Inconsistency with the Comprehensive Plan:** This rezoning is inconsistent with the City's comprehensive plan to maintain stable residential neighborhoods and to protect the welfare of its citizens from industrial encroachment. It undermines the vision that League City has for its neighborhoods.

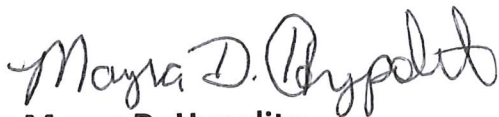
We ask the City of League City to prioritize the integrity of our community and the well-being of its residents. Please consider the potential consequences of this rezoning on our neighborhood and home and help preserve the quality of life in this area. We request that this protest be formally added to the public record and that the required supermajority vote be triggered should this move to City Council.

Thank you for your attention to this matter.

Sincerely,



Steven G. Hypolite
(832) 542-5788



Mayra D. Hypolite
(832) 385-3006

truefaith7960@gmail.com
2909 Arizona Avenue
League City, Texas 77573



ZONING PETITION FORM

Zoning Case # and Name: MAP-25-0005

Surrounding property owners who are opposed to a zoning change request that has not yet been acted upon by City Council may complete this form and submit it to the Planning Department prior to the City Council meeting. **Staff strongly recommends submitting this form as early as possible and before the Planning and Zoning Commission makes its recommendation to the City Council.**

Under Section 211.006 of the Texas Local Government Code, owners who are opposed to a zoning change request may submit a written petition to the Planning Department. If the protest meets the criteria listed under Section 211.006(b), the proposed change can only be approved with the affirmative vote of the governing body for a protest as described in Section 211.006(d).

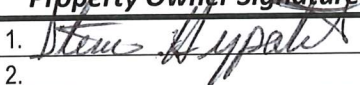
Original signatures, property addresses/ property tax identification numbers are required to confirm if the petition is valid.

I, Steven Hypolite, do hereby verify that I collected the information contained on this document and that the persons whose names are listed hereon did sign this document in my presence and that I witnessed their signature for the purposes stated herein.


Signature of Person Collecting Names

2909 Arizona Ave. League City TX 77573 True Faith 79600 gmbh.com
Address 832-385-3006 Telephone Number 832-542-5788 E-Mail Address

We, the undersigned owners of property either within the request or within 200' of the property that is the subject of this zoning case, oppose the requested zoning change because (attach additional pages, if necessary) See Attached Letter

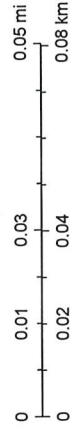
Property Owner Signature	Printed Name	Address or Tax ID #
1. 	Steven Hypolite	2909 Arizona Ave. League City TX
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		

ArcGIS Web Map



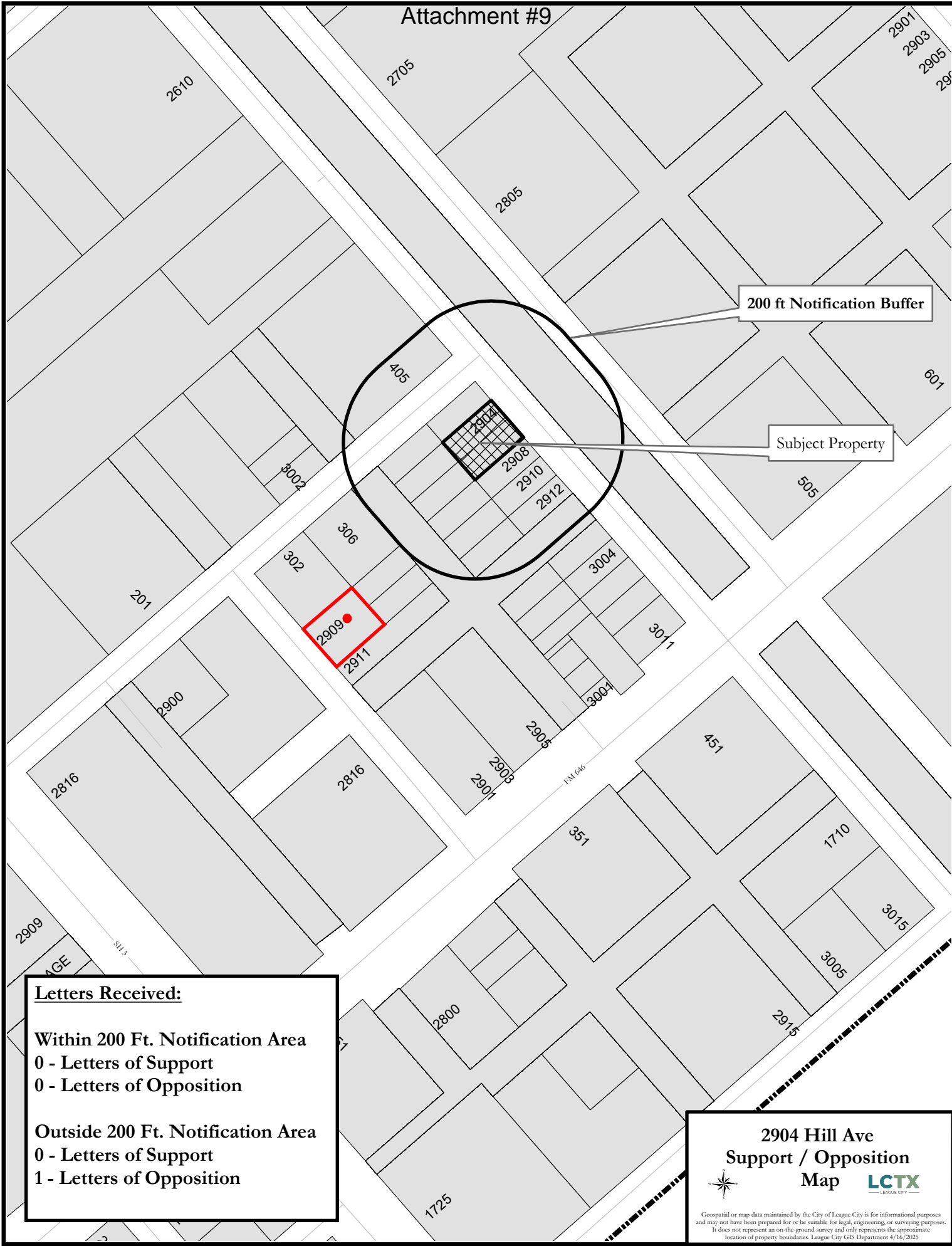
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- ArcGIS World Geocoding Service
- Limited Industrial
- Open Space
- Residential Single Family 5
- Parcels
- General Commercial

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community




200 ft Notification Buffer

Subject Property

Letters Received:

Within 200 Ft. Notification Area
0 - Letters of Support
0 - Letters of Opposition

Outside 200 Ft. Notification Area
0 - Letters of Support
1 - Letters of Opposition

2904 Hill Ave
Support / Opposition
Map 

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