

## Zoning Change MAP-23-0009 (LC4/23 Retail Center)

<b>Request</b>	Rezone approximately 4.0 acres from “RSF-7” (Single Family Residential-7) to “CN” (Neighborhood Commercial).
<b>Applicant</b>	Sel Thint, P.E., Everest Design Group
<b>Owner</b>	Harvey Doerring, LC4/23 LLC
<b>City Council</b>	Public Hearing & First Reading – <i>January 9, 2024</i> ; <i>Second Reading – January 23, 2024</i>
<b>Location</b>	Generally located along the south side of League City Parkway and west of Campbell Drive.
<b>Citizen Response</b>	7 – Notices Mailed to Property Owners within 200 feet 0 – Communications of Support Received 0 – Communications of Opposition Received
<b>Attachments</b>	1. Zoning Map 2. Aerial Map 3. 2035 Comprehensive Plan Future Land Use Plan 4. List of Permitted Uses (for zoning district proposed)

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**

**August 10, 1999** – The property was initially zoned as “SDR” (Suburban Development District Residential).

**August 30, 2005** – The property was zoned “RSF-7” (Single-Family Residential 7) as part of the City’s Zoning Map and Ordinance revisions of 2005.

**September 15, 2023** – The applicant held a neighborhood meeting. The sign-in sheet indicates that four property owners attended.

**October 11, 2023** – The applicant submitted a rezoning request to the Planning Department.

**November 17, 2023** - Public hearing notices were mailed to the surrounding property owners, a public hearing sign was posted on the property and notice was published in the newspaper.

**December 4, 2023** - Planning & Zoning Commission is scheduled to conduct a public hearing and make a recommendation to City Council.

**January 9, 2024** – City Council is scheduled to conduct a public hearing and consider the request on first reading.

**January 23, 2024** – If approved on first reading, City Council will consider the second reading of the request.

**Proposal**

The applicant proposes to rezone the property to develop it for retail and a daycare, uses which are permitted within the “CN” zoning district. The applicant indicates that the request to “CN” was made since it is the least intensive and most use restricted commercial zoning district League City has due to the surrounding residential properties.

**Site and Surrounding Area**

The subject property is currently undeveloped.

Direction	Surrounding Zoning	Surrounding Land Use
North	“ROW” and “RSF-7”	League City Parkway and Westwood Subdivision
South	“RSF-7”	Westwood Subdivision
East	“RSF-7”	Campbell Elementary School
West	“ROW” and “RSF-7-PUD”	Right-of-way (McFarland Rd) and undeveloped Stedman-West PUD

**Conformity with Comprehensive Plan**

The Future Land Use Map in the 2035 Comprehensive Plan classifies the subject property as “Enhanced Auto Dominant Residential,” which is described as suburban residential area that fully accommodates the automobile to the extent it becomes the factor around which all other traits revolve.

The Future Land Use Map in the 2035 Comprehensive Plan also identifies the adjacent property to the northwest of the subject property as “Enhanced Auto Dominant Commercial” and the Elementary School to the east as “Public/Institutional”.

Although inconsistent with the Future Land Use Plan, the request is consistent with several goals and policies in the Comprehensive Plan.

Chapter	Goal/Policy
Land Use	Policy – “Commercial neighborhood centers should be integrated with residential uses with emphasis on convenient access by area residents, including those traveling by foot, bike, or another alternative to an automobile. Impacts created by neighborhood centers should be creatively mitigated, as opposed to simply screened and isolated.”
Land Use	Goal – “Create “neighborhoods” that offer a mixture of uses, facilities and amenities as opposed to “subdivision” that are exclusively characterized by single family dwellings.”
Economic Development	Policy – “Actively promote the development of identifiable districts for clustered economic activity with clear boundaries and well-designed attractions as an alternative to linear development.”

**Zoning Analysis**

Should the request be approved, the use regulations for the “CN” (Neighborhood Commercial) zoning district would apply. A list of land uses can be found in the Permitted Use Table, Attachment #4.

The intent of the “CN” (Neighborhood Commercial) zoning district is to provide for areas of smaller scaled and pedestrian-oriented neighborhood-serving commercial and mixed-use development (typically with floorplates of less than 10,000 square feet) that includes retail services, office, eating and drinking, housing, smaller-scaled public uses, etc. The permitted uses within the “CN” district, such as retail and daycare use, are intended to be complimentary uses to the larger surrounding residential communities of the area.

The property is approximately four acres in size bounded by League City Parkway to the north, Campbell Elementary to the east, Westwood single-family homes to the south and McFarland Road to the west. Given its location and the size of the property, it would be difficult to develop the property as a single-family development. Additionally, the property aligns with several other “pocket”, neighborhood serving, commercial properties along the League City Parkway corridor such as at the intersections of Maple Leaf Drive and Bay Area Boulevard. While the property at Bay Area Boulevard is zoned as General Commercial, the properties at Maple Leaf Drive are zoned Neighborhood commercial as well. Based on the Future Land Use Plan (see Attachment #3) and the adjacent Stedman-West PUD, it can be reasonably anticipated the residentially zoned property to the northwest of the subject property would seek commercial zoning sometime in the future.

**Access and Traffic Impacts**

Access to the property is provided via League City Parkway.

**League City Parkway**

	Existing Conditions	Proposed Conditions
<i>Roadway Type</i>	Major Arterial	Major Arterial
<i>ROW Width</i>	120 Feet	120 Feet
<i>Pavement Width and Type</i>	4-lane, divided/undivided, 48-foot-wide travel lanes with concrete curb and gutter.	4-lane, divided/undivided, 48-foot-wide travel lanes with concrete curb and gutter.

**Utilities**

Water is accessible through a 12-inch water line along the north side of League City Parkway.

A 12-inch sanitary sewer line is located along the south side of League City Parkway.

**Floodplain**

The property is located within the “X” Flood Zone.

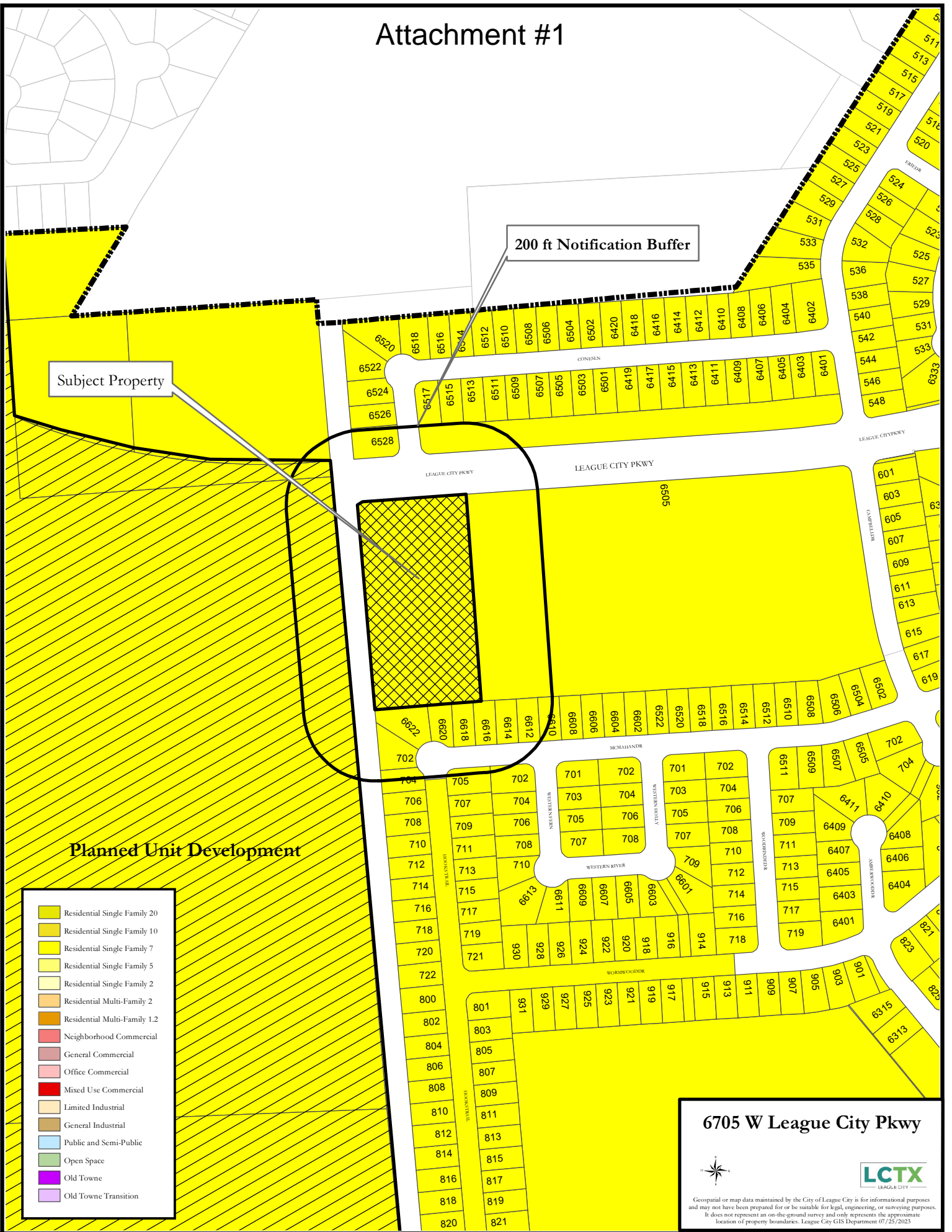
**Staff Findings**

- Based upon the information provided, staff has determined that the proposed zoning:
- Will permit commercial uses that are suitable for the subject property.
  - Will not detrimentally affect surrounding properties.
  - Will contribute to the *Comprehensive Plan’s* Economic Development policy of promoting districts for clustered economic activity.
  - Will contribute to the *Comprehensive Plan’s* Land Use Policy to integrate neighborhood centers with residential uses.

**Recommendation** Based on the criteria listed above, staff recommends approval.

For additional information, you may contact Ann Williams, Planner I at 281-554-1084 or at [ann.williams@leaguecitytx.gov](mailto:ann.williams@leaguecitytx.gov)

# Attachment #1



Subject Property

200 ft Notification Buffer

Planned Unit Development

- 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

**6705 W League City Pkwy**

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 07/25/2023



# Attachment #2



Subject Property

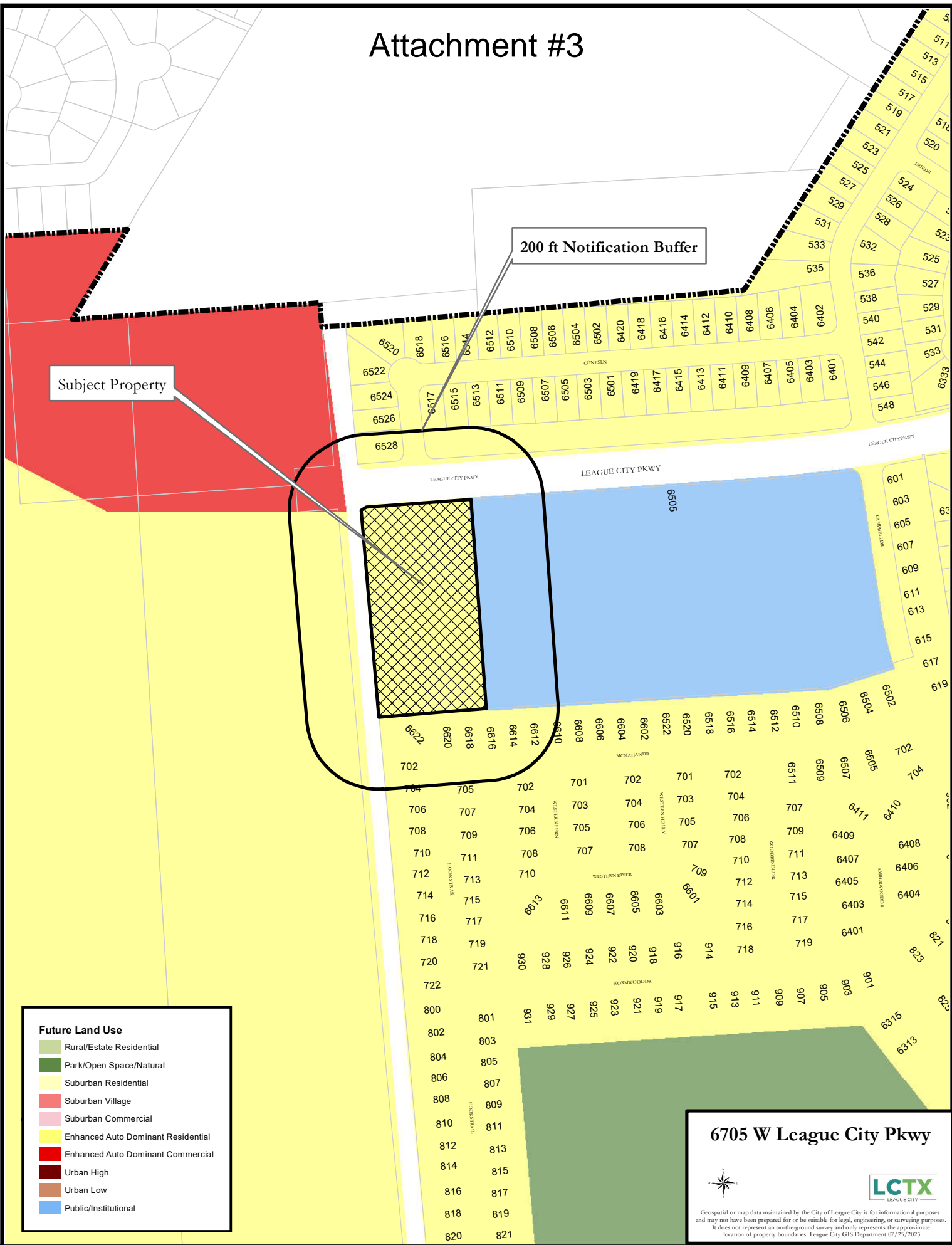
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# Attachment #3





Subject Property

200 ft Notification Buffer

**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

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**Permissible Uses within the Neighborhood Commercial Zoning District**

Dwelling, Live/Work Unit  
Dwelling Units, Single-Family or Multi-Family  
Residential 2<sup>nd</sup> Floor and above.  
Group Residential, Assisted Living Facility  
Group Residential, Continuing Care Facility  
Group Residential, Disable Group Dwelling  
Group Residential, Emergency Shelter  
Group Residential, Nursing Home  
Cultural Institutions  
Daycares  
Government Offices and Facilities, small scale  
Parks and Recreation  
Public Safety Facilities  
Religious Assembly  
Schools, Public or Private  
Automobile Rentals  
Banks and Other Financial Institutions  
Bed and Breakfast Establishments  
Business Services  
Eating and Drinking Establishments, Full Service  
Eating and Drinking Establishments, Limited Service  
Food and Beverage Sales  
Live/Work Unit  
Maintenance and Repair Services  
Massage Establishments and Massage Services  
Nurseries and Garden Supply Stores  
Offices  
Personal Instructional Services  
Personal Services  
Retail Sales  
Marinas and Docks  
Marinas, Private  
Marinas, Public  
Utility, Public  
Utility, Minor