



City of League City, TX

300 West Walker
League City TX 77573

Text File

File Number: 17-0501

Agenda Date: 8/22/2017

Version: 1

Status: Agenda Ready

In Control: Land Management

File Type: Agenda Item

Title

Consider and take action on an ordinance amending the Future Land Use Plan component of the City of League City's Comprehensive Plan (Director of Planning and Development)

..Background:

Timeline:

May 2011 - "Comprehensive Plan 2035" adopted by City Council.

June 2013 - Ordinance updating the City of League City Comprehensive Plan, including the Future Land Use Plan, adopted by City Council.

June 1, 2017 - Initial meeting between City staff and consultant regarding process.

June 19, 2017 - Workshop with Planning and Zoning Commission (P&Z) to receive comments/concerns.

July 31, 2017 -The Planning and Zoning Commission held a public hearing on an amendment to FLUP and recommended approval 6-0-0, with two members absent.

August 22, 2017 - City Council scheduled to conduct public hearing and consider amending FLUP via ordinance on first reading.

September 12, 2017 - Pending approval on first reading, City Council to consider item on 2nd (final) reading.

Summary:

The Future Land Use Plan (FLUP) is a component of the City's "Comprehensive Plan 2035" and was last amended in 2013. The FLUP *serves as a guide* regarding appropriate locations for open space, housing, offices, retail, and business/industry within the community. While not a regulatory document, the FLUP serves an important function in assisting local decision-makers in the proactive management of the City's ongoing development and redevelopment activities.

The City recently initiated amendments to its Water/Wastewater Master Plan and its Mobility Master Plan. To better facilitate these amendments, the City also initiated an update to the FLUP to more accurately reflect existing and future development patterns. The proposed amendments include significant input from the business community via the Chamber of Commerce and the associated Economic Development Task Force, a joint partnership with the City.

The City's consultant on the FLUP update will make a presentation to the City Council at the meeting.

Staff and the Planning and Zoning Commission recommend approval of the FLUP amendments as proposed.

Proposed Major Amendments

1. West/Southwest

The FLUP currently (1) designates the majority of the undeveloped west/southwest side of town as Rural/Estate Residential (ag, larger lots), (2) does not contemplate the Grand Parkway, or (3) does not accurately reflect the three approved PUDs.

The proposed changes (1) provide for a commercial corridor along the Grand Parkway, (2) provide commercial nodes at the major intersections along the Grand Parkway, and (3) Rural/Estate Residential use classifications have been reduced and replaced with Suburban Residential uses more consistent with existing housing patterns across the City.

2. Extra-territorial jurisdiction (ETJ)

The FLUP currently designates most of the ETJ as Rural/Estate Residential uses. The proposed changes incorporate future expansion of industrial and commercial uses, particularly in the areas south of FM 517 (west) and FM 646 (east).

3. Downtown Commercial Area

The FLUP currently designates the Downtown area as Suburban Commercial, Enhanced Auto Dominant Residential, and Enhanced Auto Dominant Commercial. The proposed land use designation of Urban High is more consistent with the City's vision for the redevelopment of Downtown.

4. Highway 3

The SH 3 corridor is currently designated with multiple land uses that are not consistent with development patterns in the area. The proposed plan provides (1) an Enhanced Auto Dominant Commercial designation along a majority of the corridor, and (2) potential business/industrial uses adjacent to the railroad between SH 96 and SH 646.

Attachments:

1. Data Sheet
2. Ordinance
3. Exhibit A

CONTRACT ORIGINATION:

Planning and Development Department

FUNDING

{ x } NOT APPLICABLE

{ } Funds are available from Account # _____

{ } Requires Budget Amendment to transfer from Account # _____ to Account # _____