

Zoning Change - MAP-18-0007 (Landscape Art)

Request	Hold a public hearing and make a recommendation to City Council for Zone Change Application, MAP-18-0007 (Landscape Art) , a request to rezone approximately 1.192 acres from “RSF-5” (Single-Family Residential with a minimum lot size of 5,000 square feet) to “CG” (General Commercial)
Applicant	J.H. Williams of Landscape Art, Inc.
Owner	Anita McCormick of Landscape Art, Inc.
City Council	Public Hearing & First Reading – <i>March 13th, 2018</i> ; <i>Second Reading – March 27, 2018</i>
Location	Generally located along the east side of Dickinson Avenue between FM 646 and League City Parkway.
Citizen Response	45 – Notices Mailed to Property Owners within 500 feet 4 – Communications of Support Received 0 – Communications of Opposition Received
Attachments	1. Zoning Map 2. 2017 Comprehensive Plan Future Land Use Plan 3. Aerial Map 4. Applicant Letter & Mailing List 5. Photos 6. Letters of No Objection 7. Comparable Land Uses

The Commission should consider the following criteria in its deliberation to support its recommendation for approval or denial.

Background	<p><u>August 10, 1999</u> – The properties in the area were initially zoned as “IL (L-1)” or Light Industrial</p> <p><u>August 30, 2005</u> – The properties in this request were zoned “RSF-5” as a result of the Zoning Map and Text Amendment of 2005.</p> <p><u>December 15, 2005</u> – The City approved a commercial remodel permit for Landscape Art, applicant, to be developed at 2303 Dickinson Avenue, of which is zoned “CG” General Commercial.</p> <p><u>April 2017</u> – Code Compliance contacted the applicant about parking in the right-of-way and neighboring parcel. A citation was not issued as the owner voluntarily complied.</p> <p><u>August 3, 2017</u> – Code Compliance issued a citation for the unpermitted placement of four storage containers in the fenced parking area at 2303 Dickinson Avenue.</p> <p><u>August 17, 2017</u> – Applicant applied for a building permit to authorize the placement of the four storage containers.</p> <p><u>October 2017</u> – Applicant makes initial contact to the Planning Department to seek a rezoning of eight lots for expansion of current business operations at 2303 Dickinson Avenue, of which is zoned “CG” (General Commercial).</p> <p><u>November 9, 2017</u> – The applicant held a neighborhood meeting for the proposed rezoning. It was indicated that four attendees had no objection to the proposed rezoning and zero objections were received.</p> <p><u>January 22, 2018</u> – The applicant submitted the current request to rezone approximately 1.192</p>
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acres from “RSF-5” to “CG”.

January 26, 2018 – Planning staff sent out public hearing notices to the surrounding property owners and installed public hearing signs on the properties.

January 26, 2018 – Notice of public hearings published in the newspaper.

February 19, 2018 – Planning & Zoning Commission to hold a public hearing and make a recommendation to City Council on the request.

Purpose of Request

The applicant is proposing to rezone five parcels to expand the parking lot area for his landscape design business to accommodate company vehicle, staff, and customer parking needs.

Site and Surrounding Area

The rezoning request consists of five parcels adjacent to 2303 Dickinson Avenue, a landscape design business known as Landscape Art.

Currently, four of the parcels under consideration are being used for parking overflow and storage related to business operations at 2303 Dickinson Avenue. The remaining parcel is vacant. Two of the parcels being used for parking are improved with an opaque fence and gate to screen the parking use from surrounding properties as shown in Attachment #5.

Additionally, four storage containers are located within the fenced parking area of 2303 Dickinson Avenue, two of which encroach into the residential zoned parcels contained in this rezone request. The applicant has applied for a building permit and is awaiting approval of the proposed rezone request to proceed with relocation. Additionally, the applicant must provide proper screening for all storage containers. Per Section 125-120.B. of the League City Code of Ordinances, storage containers must be screened from the right-of-way and adjacent property by means of an opaque fence or wall at least one foot greater than the height of the container.

Should the rezoning be approved, commercial business expansion would be allowed.

Direction	Surrounding Zoning	Surrounding Land Use
North	“OS” and “PS”	Hometown Heroes Park and open space
South	"OS"	Unopened right-of-way
East	“RSF-5”	Developed and undeveloped single family residential
West	“OS” and ROW	Open space, railroad, and Dickinson Avenue.

Conformity with Comprehensive Plan

The Future Land Use Map in the 2035 Comprehensive Plan identifies the area as “Suburban Village.”

Suburban Village intends to reflect the character of the community’s original town, and provides an opportunity for similar types of developments in other areas of the community. Suburban Village focuses on limited density, intimate scale, and a dynamic center with a well-connected mobility center. This area promotes a mix of uses but remains a residential area outside of the commercial center.

Despite the existing use and location being outside of the proposed commercial core, due to proximity of these parcels to the adjacent Hometown Heroes park and frontage on Dickinson Avenue, commercial business operations are suitable for this site. It should be noted that residential uses are not permitted to gain access from Dickinson Avenue, a collector street, therefore a rezone from residential to commercial is appropriate.

In addition, the use meets the Goals & Policies of the 2035 Comprehensive Plan as it complements the goal to encourage the creation of “neighborhoods” that offer a mixture of uses,

facilities and amenities.

Zoning Analysis

Should the proposed rezoning be approved, the development and use regulations for the properties would be revised as well. A list of comparable land uses and development requirements is provided in Attachment #7.

The highlighted areas in the Use Table in Attachment #7 are those uses that would be permitted should the property be rezoned to “CG”. The predominant uses allowed within the General Commercial zoning district include building materials sales and services, vehicular uses (gas stations, car dealerships, etc.), offices, eating and drinking establishments (restaurants), retail sales, self-storage, and nurseries and garden supply stores.

Dickinson Avenue is transitioning to accommodate commercial uses along its frontage. Several parcels are zoned “CG” (General Commercial) along Dickinson Avenue with a concentration south of League City Parkway near FM 646. Recent development in this area includes a children’s gym.

Upon rezoning and plat amendment, parking uses will be screened from the street and adjacent property by an opaque 7-foot tall cedar fence. Additionally, a 50’ wide landscaped buffer yard will be required for parcels adjacent to residential property.

Access and Traffic Impacts

Access is provided along Dickinson Avenue and no additional driveways are proposed at this time.

Dickinson Avenue

	Existing Conditions	Proposed Conditions
<i>Roadway Type</i>	Collector	Collector
<i>ROW Width</i>	70 Feet	80 Feet
<i>Pavement Width and Type</i>	2-lane, undivided, 24-foot wide concrete pavement width with curb and gutter.	2-lane, undivided, 24-foot wide concrete pavement width with curb and gutter.

It is anticipated that the proposed rezoning will not affect the overall amount of traffic in this area.

Utilities

Equivalent Dwelling Units (EDU’s) are used to determine the capacity of water and waste water available to a site. With a single-family dwelling unit being equivalent to 1 EDU, the Engineering Department indicates that the proposed rezoning does not affect the availability of water and sewer since it is based on location. Water capacity is also not affected by this zoning request since no additional structures are proposed.

Floodplain

The parcels included in the zoning map amendment are currently located in “X” Zone.

Criteria for Considering Rezoning

The Planning and Zoning Commission shall use the following criteria for considering their recommendation for approval or denial:

1. Conformance with the City’s Comprehensive Plan and other City policies;
2. The character of the surrounding area;
3. The zoning and use of nearby properties, and the extent to which the proposed zoning and use would be compatible;
4. The suitability of the property for the uses permitted by right in the proposed zoning district;

5. The extent to which approval of the application would detrimentally affect nearby properties;
6. The extent to which the proposed use would adversely affect the capacity or safety of that portion of the street network or present parking problems in the vicinity of the property;
7. The extent to which approval of the application would harm the value of nearby properties;
8. The gain to public health, safety, and welfare due to denial of the application as compared to the hardship imposed upon the owner as a result of denial of the application; and
9. Exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood.

**Criteria in
Support of
Recommendation**

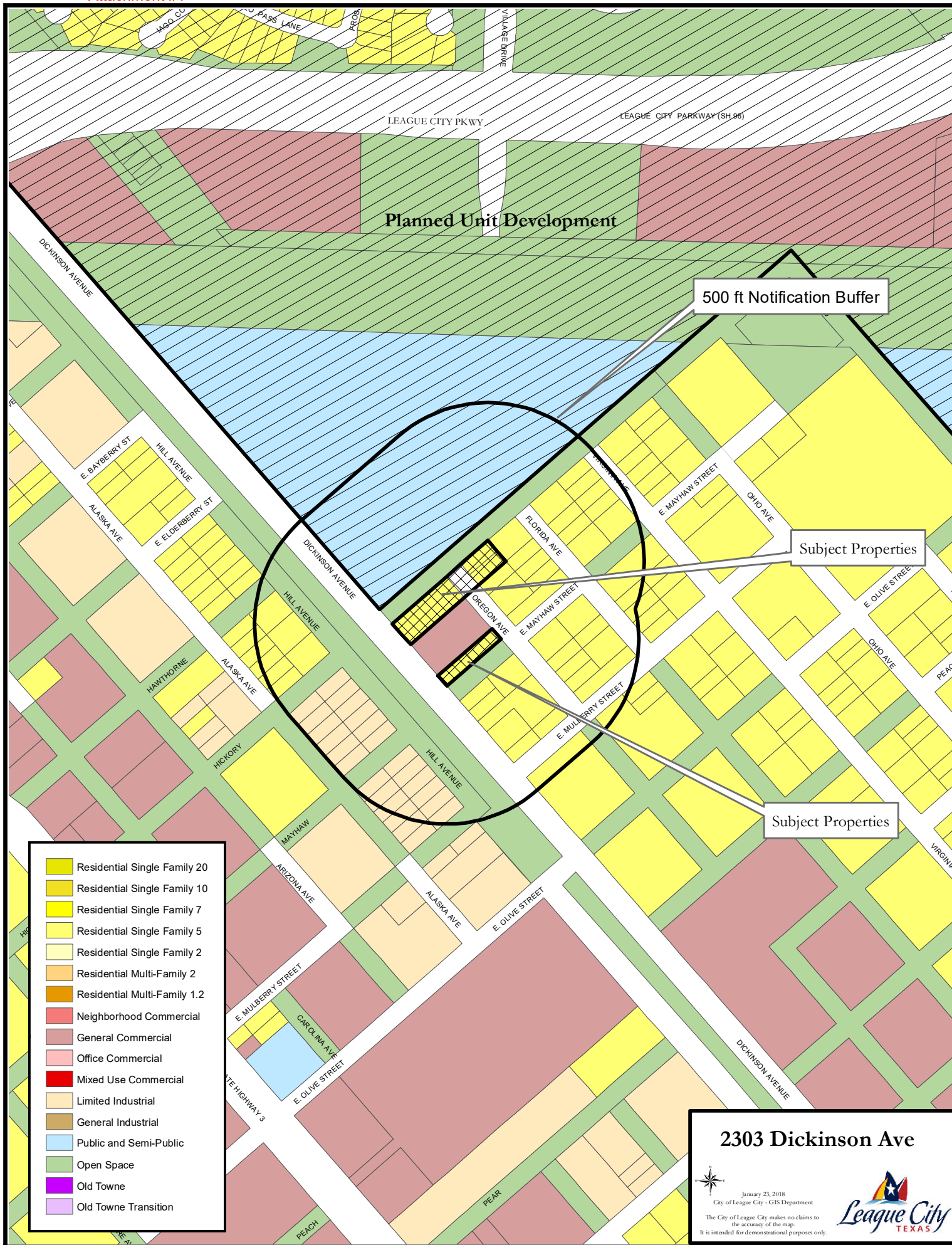
Based upon the information provided, staff has determined that the proposed rezoning:

- Is consistent with the character of the area and the Comprehensive Plan's Future Land Use Plan;
- Does not affect the availability or capacity for water or sewer services on the properties;
- Has a negligible effect on traffic impacts in the area;
- The proposed uses permitted by the proposed zoning district are suitable for the properties; and
- The rezoning will allow for the expansion of an existing use at a site unlikely to develop with residential uses.

**Staff
Recommendation**

Given the criteria listed above, staff recommends approval.

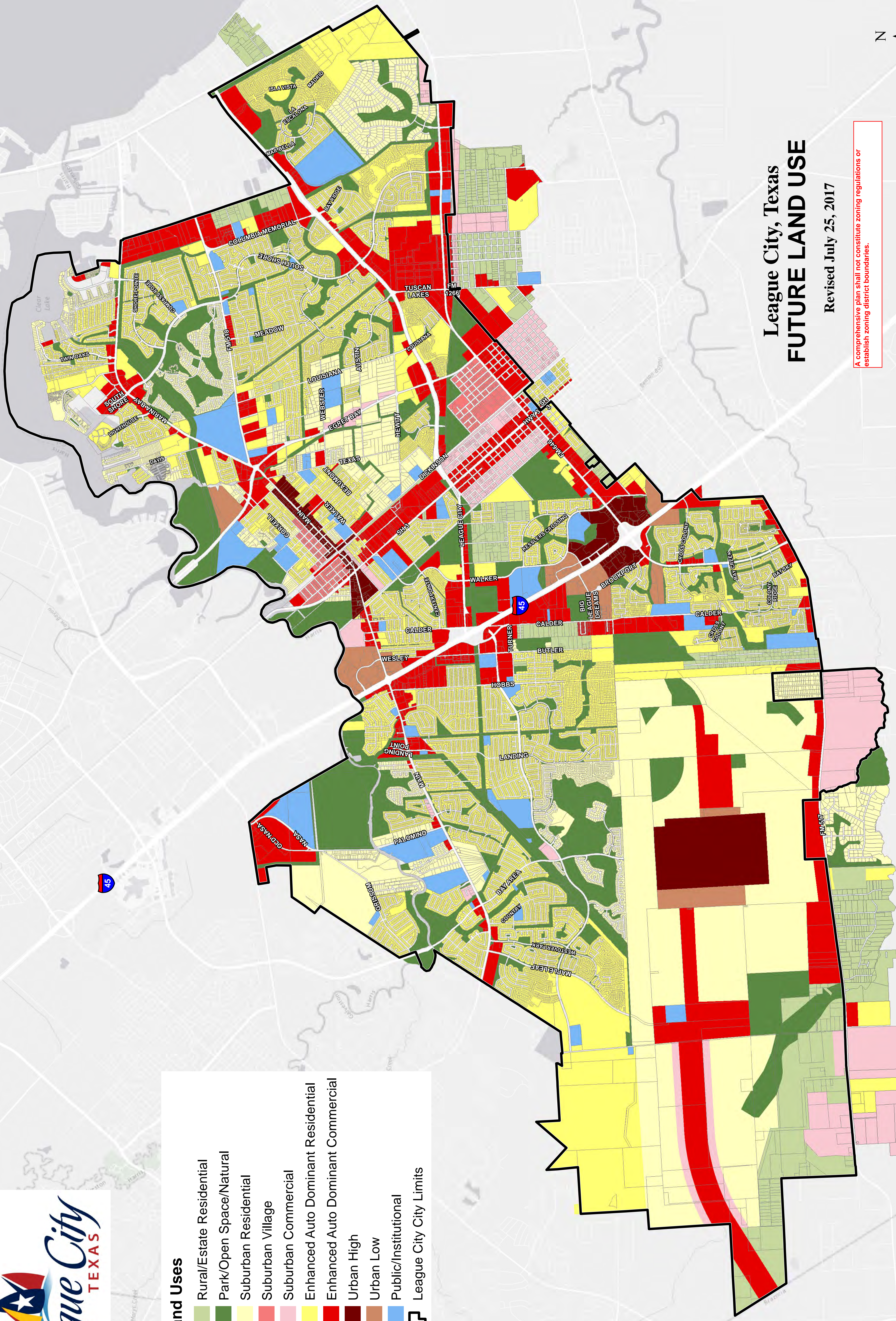
For additional information, you may contact Brittany Hathaway, Planner, at 281-554-1097 or at Brittany.Hathaway@leaguecitytx.gov.





Land Uses

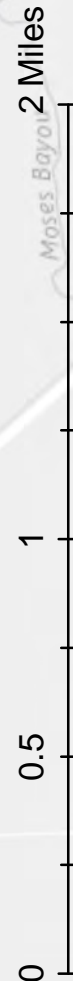
- Rural/Estate Residential
- Park/Open Space/Natural
- Suburban Residential
- Suburban Village
- Suburban Commercial
- Enhanced Auto Dominant Residential
- Enhanced Auto Dominant Commercial
- Urban High
- Urban Low
- Public/Institutional
- League City City Limits



League City, Texas FUTURE LAND USE

Revised July 25, 2017

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.





2303 Dickinson Ave



January 23, 2018
City of League City - GIS Department

The City of League City makes no claims to the accuracy of the map.
It is intended for demonstrational purposes only.





October 18, 2017

Dear Neighbor,

Landscape Art is a commercial landscape construction company and your neighbor. We're located at 2303 Dickinson Ave and we built our shop in 1998.

We're trying to improve the parking situation, so we purchased the lots on either side of us and 2 lots across the street on Oregon Ave. Our plan is to construct a high, cedar fence around the new property to screen it from view. If you wish to inspect the fence, we built one on Oregon (adjacent to the park) about a year ago.

We feel that this will improve the looks of the neighborhood and make the property more attractive.

To accomplish this, we are seeking to re-zone the new property. It is currently zoned "RSF-5" (Residential Single-Family with a minimum lot size of 5,000 square feet). We are asking to re-zone to "CG" (General Commercial). This will allow us to construct the fence and prepare parking for the vehicles.

The re-zoning process requires us to host a meeting to explain to all our neighbors the details of our plans.

We want to invite you to a get-together to be held on November 9, 2017 at 6:30 in the evening. We will meet at our office at 2303 Dickinson Ave., League City. We're going to have several pizzas and some small snacks and drinks and an explanation of our plans.

Please plan on attending as we would love to have you come by.

Sincerely,

J. H. (Jay) Williams

NEIGHBORHOOD ZONING MEETING

LOCATION: 2303 DICKINSON AVENUE, LEAGUE CITY, TEXAS 77573

DATE & TIME: NOVEMBER 9, 2017 (6:30 PM - 7:30 PM)

NAME	ADDRESS	SIGNATURE
ACEVEDO RAUL	2310 OREGON AVE LEAGUE CITY, TX 77573	
ARCE RAFAEL	2701 MARYLAND AVE LEAGUE CITY, TX	
ARIZPE DANIEL & BRISEIDA	2305 VIRGINIA AVE DICKINSON, TX 77539	
BAUDAINS WILLIAM & SARAH	2408 FLORIDA AVE LEAGUE CITY, TX 77573	
BENARD LAWRENCE	914 DICKINSON AVE LEAGUE CITY, TX 77573	
BOOKER WILLIE B	2517 BOSS ST LA MARQUE, TX	
C SANCHEZ COMMERCIAL REAL ESTATE INVESTMENTS LTD	12610 EVERHART POINTE DR TOMBALL, TX	
CARLOS JUAN & LEYLA R SALMARON	2001 OHIO AVE DICKINSON, TX	
CAULEY FRANCES L	2308 OREGON AVE LEAGUE CITY, TX 77573	
CAULEY WILLIS	PO BOX 2033 LEAGUE CITY, TX	<i>X. Anderson</i>
CHAVEZ WILFRIDO P & ANITA	2410 OREGON AVE LEAGUE CITY, TX 77573	
CITY-LEAGUE CITY	2105 DICKINSON AVE DICKINSON, TX 77539	
COOK STEVEN	2405 FLORIDA AVE DICKINSON, TX 77539	
COOPER GARY M	2401 VIRGINIA AVE LEAGUE CITY, TX 77573	
DELGADO ANTONIO & MARIA C	2201 ALASKA AVE LEAGUE CITY, TX 77573	
DELGADO LORENZO A	2201 ALASKA AVE LEAGUE CITY, TX 77573	
FARIAS ELVA	205 E 9TH ST LOS FRESNOS, TX	
FRIES LANDRA L & FRANCIS A FRIES	2304 FLORIDA AVE LEAGUE CITY, TX 77573	
GREEN DOMINIQUE DETROIS LAVAR & LAKISHA R GREEN	2310 FLORIDA AVE LEAGUE CITY, TX 77573	
GREEN ONEAL SR	213 N FULTON ST TEXAS CITY, TX	
GRIFFIN MARY	2313 FLORIDA AVE LEAGUE CITY, TX 77573	
HARRIS KRYSTAL A	2306 FLORIDA AVE LEAGUE CITY, TX 77573	
JACOBS DANNIA	908 DICKINSON AVE LEAGUE CITY, TX 77573	
JUAREZ HECTOR RUBEN	PO BOX 265 KEMAH, TX	
KISSOONDATH RICHARD INSHAN	2406 FLORIDA LEAGUE CITY, TX 77573	
LEOPOLOS GEORGE & SHIRLEY	2409 FLORIDA AVE LEAGUE CITY, TX 77573	

NEIGHBORHOOD ZONING MEETING

LOCATION: 2303 DICKINSON AVENUE, LEAGUE CITY, TEXAS 77573

DATE & TIME: NOVEMBER 9, 2017 (6:30 PM - 7:30 PM)

LITTLE PATRICIA L	PO BOX 540 DICKINSON, TX	
MARTINEZ ANTHONY S & GRACIELA	1108 DOWNING CIR LEAGUE CITY, TX	
MIRANDA GUILLERMO & REYNA	704 HILL AVE LEAGUE CITY, TX 77573	
MISERENDINO NEIL	24 HARDEE CIR N ROCKLEDGE, FL	
MODERN METHOD GUNITE INC	21175 STATE HIGHWAY 249 #333 HOUSTON, TX	
PEOPLES J W	903 FLORIDA AVE LEAGUE CITY, TX 77573	
POREE JAMIE SWEARINGTON	2406 OREGON AVE LEAGUE CITY, TX 77573	
RICHARD SHULTZ	2405 VIRGINIA AVE LEAGUE CITY, TX 77573	
SALMERON JUAN C & LEYLA R	2001 OHIO AVE DICKINSON, TX	
SALMERON PEDRO PABLO & CLARIBEL A ZELAYA	2410 FLORIDA LEAGUE CITY, TX 77573	
SALMERON WILLIAM & ANGELA	902 FLORIDA AVE LEAGUE CITY, TX 77573	
SANDOVAL MIGUEL & ROSA SEGURA	2503 OREGON AVE LEAGUE CITY, TX 77573	
STOVALL ILETHA G	90 E AUDUBON DR FRESNO, CA	
TOVAR RAUL	2210 ALASKA AVE LEAGUE CITY, TX 77573	
TOWNSEND LISA ANN	2303 VIRGINIA AVE DICKINSON, TX 77539	
TRITON HOMES AND INVESTMENTS LLC	2217 DOVEHAVEN LANE LEAGUE CITY, TX	
TURNER CLYDE & WF	930 DICKINSON AVE LEAGUE CITY, TX 77573	
TURNER EARNESTINE	PO BOX 411 DICKINSON, TX	

Attachment #5





Attachment #5



November 9, 2017

City of League City Planning and Zoning

To whom it may concern,

We were invited to a meeting on November 9 at Landscape Art concerning their plan to re-zone lots around their existing building.

We have no objection to this plan and support the proposed change to the zoning of the lots.

Sincerely,

Janae L. Linley Signature

2308 Oregon Ave Name

League City TX, 77573 Address

League City, TX 77573

November 9, 2017

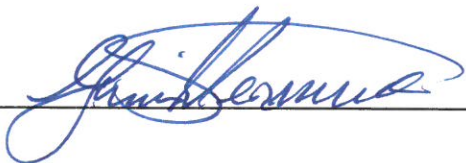
City of League City Planning and Zoning

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We have no objection to this plan and support the proposed change to the zoning of the lots.

Sincerely,

 Signature

Guillermo Miranda Name

704 Hill Ave Address

League City, TX 77573

November 9, 2017

City of League City Planning and Zoning

To whom it may concern,

We were invited to a meeting on November 9 at Landscape Art concerning their plan to re-zone lots around their existing building.

We have no objection to this plan and support the proposed change to the zoning of the lots.

Sincerely,

Reyna O Miranda Signature

Reyna O Miranda Name

704 Hill Ave Address

League City, TX 77573

November 9, 2017

City of League City Planning and Zoning

To whom it may concern,

We were invited to a meeting on November 9 at Landscape Art concerning their plan to re-zone lots around their existing building.

We have no objection to this plan and support the proposed change to the zoning of the lots.

Sincerely,



Signature



Name



Address

League City, TX 77573

Sec. 125-72 Commercial and Mixed Use Districts

Sections:

- 125-72.A. Purposes
- 125-72.B. Land Use Regulations
- 125-72.C. Development Regulations
- 125-72.D. Review of Plans

This section establishes regulations for four commercial and mixed use district types: Neighborhood Commercial (CN), General Commercial (CG), Commercial Office (CO), and Commercial Mixed Use (CM).

Sec. 125-72.A. Purposes

The specific purposes of the *C Commercial and Mixed Use Districts* are to create, maintain, and enhance commercial and mixed use areas that serve as local activity centers for surrounding neighborhoods as well as regional centers serving city and area residents. Commercial and mixed use areas are typically located on or near the City's major arterial roads and represent a range of development scales and intensities that may include residential uses where appropriate. Four *C Commercial and Mixed Use Districts* are established:

- ***CN Neighborhood Commercial.*** This district is intended 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.
- ***CG General Commercial.*** This district reflects existing and future areas of larger-scaled pedestrian- and auto-oriented commercial development (typically with floorplates of more than 10,000 square feet) located on the City's major arterial roads and include a wide variety of community-serving uses that include retail, services, office, auto-related businesses, eating and drinking, recreation and entertainment, public and semi-public uses, etc. Residential uses are not permitted in this district.
- ***CO Commercial Office.*** This district is intended to provide for areas of large-scale integrated professional office development of quality design in a landscaped setting serving high technology, and research and development. Secondary support uses—such as business services and institutional uses—serving the development are encouraged.
- ***CM Commercial Mixed Use.*** This district is intended to provide for areas of large-scale pedestrian- and auto-oriented region-serving mixed use development that includes a mix of retail formats (both large and small), office and business services, commercial lodging, office-oriented research and development, recreation and entertainment, etc. Multi-family residential uses are permitted in this district. Development in this district will occur under a master development plan.

Sec. 125-72.B. Land Use Regulations

Schedule 125-72.B below prescribes the land use regulations for *C Commercial and Mixed Use Districts*. The regulations for each district are established by letter designations as follows:

"P" designates permitted use classifications.

"L" designates use classifications that are permitted, subject to certain limitations prescribed by the additional use regulations in Article IV, Division 1: Standards for Specific Uses. Number designations refer to the specific limitations listed at the end of Schedule 125-72.B.

"S" designates use classifications permitted after review and approval of a Special Use Permit by the City Council. These uses are also subject to certain limitations in Article IV, Division 1: Standards for Specific Uses.

Use classifications are defined in Article V, Division I: Use Classifications. In cases where a specific land use or activity is not defined, the City Planner or designee shall assign the land use or activity to a classification that is substantially similar in character. Use classifications not listed in the Schedule below are prohibited.

Non-retail Sales Tax Generating Business

Notwithstanding any provision in this chapter to the contrary, a use located in an area described by "b." below is subject to the restriction in "c." below:

- a. In this section, "non-retail sales tax generating business" shall mean a business or other nonresidential use that sells annually fewer than three (3) taxable items, as that term is defined by Texas Tax Code Section 151.010, annually at its location within this district.
- b. A non-retail sales tax generating business that locates in a newly constructed building, or a newly constructed portion of an existing building that has been added to, in these Commercial and Mixed Use Districts that has any portion of its premises, including its parking facilities, located within three hundred (300) feet of the edge of the right-of-way for Interstate 45, State Highway 96, State Highway 3, Farm to Market Road 270, Farm to Market Road 517, Farm to Market Road 2094, Farm to Market Road 518, or Farm to Market Road 646.
- c. To be located on the ground floor of any building in the area described in b. above, the use must obtain a special use permit,
- d. In this section, the term "newly constructed" means constructed pursuant to a building permit the application for which was submitted on or after January 1, 2017.

Schedule 125-72.B: Use Regulations – Commercial and Mixed Use Districts

<i>Use Classifications</i>	<i>CN</i>	<i>CG</i>	<i>CO</i>	<i>CM</i>	<i>Additional Regulations</i>
<i>Residential</i>					
Residential Dwellings					Refer to Section 125-90.B.
<i>Multi-Family Residential</i>	L1	—	—	L1	
<i>Single-Family Residential</i>	L1	—	—	—	
Group Residential Facilities					Refer to Section 125-90.J
<i>Assisted Living Facility</i>	P	P	P	P	
<i>Continuing Care Facility</i>	P	P	P	P	
<i>Disabled Group Dwelling</i>	P	P	P	P	
<i>Emergency Shelter</i>	P	P	P	P	
<i>Homeless Shelter</i>	—	S	—	S	
<i>Nursing Home</i>	P	P	P	P	
<i>Public and Semipublic</i>					
Clubs or Lodges	S	P	S	P	
Colleges, Public or Private	S	P	P	P	
Cultural Institutions	P	P	P	P	
Day Care	P	P	P	P	
Educational Research and Development	—	P	P	P	

Schedule 125-72.B: Use Regulations – Commercial and Mixed Use Districts

<i>Use Classifications</i>	<i>CN</i>	<i>CG</i>	<i>CO</i>	<i>CM</i>	<i>Additional Regulations</i>
Government Offices and Facilities					
<i>Large-Scale</i>	—	P	P	P	
<i>Small-Scale</i>	P	P	P	P	
Hospitals	S	P	P	P	
Parks and Recreation	P	P	P	P	
Public Maintenance Facilities	—	S	—	—	Refer to Section 125-90.D.
Public Safety Facilities	P	P	P	P	
Religious Assembly	L2	P	P	P	
Schools, Public or Private	P	P	P	P	
Commercial					
Alcoholic Beverage Sales					
<i>On-Premise Consumption</i>	S, L3	S, L3	S, L3	S, L3	
<i>Off-Premise Consumption</i>	—	P, L3	—	—	
Ambulance Services	—	P	P	P	
Animal Sales and Services	S	P	—	S	
Automobile/Vehicle/Equipment Sales and Services					
<i>Automobile/Vehicle/Equipment Sales and Rental</i>	—	P	—	S	
<i>Automobile Rentals</i>	L4	P	L4	P	
<i>Car Wash</i>	—	P	—	P	
<i>Gas and Service Stations</i>	—	P	—	S	
<i>Light Vehicle Service</i>	S	P	—	S	
<i>Auto Repair and Other Heavy Vehicle Service</i>	—	S	—	—	
Banks and Other Financial Institutions	L5	P	P	P	Refer to Section 125-90.A.
Bed and Breakfast Establishment	P	P	—	P	
Building Materials Sales and Services	—	P	—	P	Refer to Section 125-90.D.
Business Services	P	P	P	P	
Catering Business	S	P	P	P	
Convention Center	—	P	P	P	
Eating and Drinking Establishments					
<i>Full Service</i>	P	P	S	P	
<i>Limited Service</i>	P	P	S	P	
<i>With Drive-Through Facilities</i>	S, L5	P	S	P	Refer to Section 125-90.A.
<i>With Live Entertainment</i>	S	P	S	S	

Schedule 125-72.B: Use Regulations – Commercial and Mixed Use Districts

<i>Use Classifications</i>	<i>CN</i>	<i>CG</i>	<i>CO</i>	<i>CM</i>	<i>Additional Regulations</i>
With Outdoor Seating	L6	L6	S	L6	
Food and Beverage Sales	P	P	—	P	
Home Improvement Sales and Services	L7	P	—	P	Refer to Section 125-90.C.
Hotels and Commercial Lodging					Refer to Section 125-90.F.
<i>Full Service Hotel</i>	—	P	S	S	
<i>Limited Service Hotel</i>	S	P	S	S	
<i>Residence Hotel</i>	—	P	S	S	
Laboratory, Commercial	S	P	P	P	
Maintenance and Repair Services	P	P	P	P	
Massage Establishments and Massage Services		P	P	P	
Nurseries and Garden Supply Stores	P	P	—	P	Refer to Section 125-90.C.
Offices	P	P	P	P	
Parking Facilities	S	P	P	P	
Pawn Shops	—	L8	—	S	
Personal Instructional Services	P	P	—	P	
Personal Services	P	P	S	P	
Recreation and Entertainment					
<i>Large-Scale</i>	S	P	S	S	
<i>Small-Scale</i>	S	P	S	P	
Recreational Vehicle Park	—	S	—	—	
Retail Sales	P	P	—	P	Refer to Section 125-90.E.
Self Storage	—	P	—	P	Refer to Section 125-90.C.
Undertaking, Funeral and Interment Services	S	P	—	P	Refer to Section 125-90.D.

Industrial

Production Industry

<i>Artisan</i>	S	S	S	S	Refer to Section 125-90.D.
<i>Limited</i>	—	P	—	S	
Research and Development	—	S	S	S	
Warehousing and Storage					
<i>Indoor Storage</i>	—	P	S	S	Refer to Section 125-90.D.

Wholesaling and Distribution

<i>With Store Facilities</i>	—	P	—	P	Refer to Section 125-90.D.
<i>Non-Store Facilities</i>	—	P	S	S	Refer to Section 125-90.D.

Schedule 125-72.B: Use Regulations – Commercial and Mixed Use Districts

Use Classifications	CN	CG	CO	CM	Additional Regulations
Transportation, Communication, and Utilities					
Communication Towers and Structures	—	L9	L9	L9	
Transportation Facilities					
<i>Marinas, Docks</i>	P	—	—	P	
<i>Marinas, Private</i>	P	P	—	P	
<i>Marinas, Public</i>	P	P	—	P	
<i>Transportation Passenger Terminals</i>	S	P	P	P	
Utility, Minor	P	P	P	P	
Agriculture and Extractive					
Excavation and Mining	S	S	S	S	Refer to Chapter 98
Pipelines, Oil and Gas Wells					
Gas Well Drilling	S	S	S	S	Refer to Sec. 125-90.G.
Oil Well Drilling	S	S	S	S	Refer to Sec. 125-90.G.
Pipelines	S	S	S	S	Refer to Sec. 125-90.H.
Pump Stations	S	S	S	S	Refer to Sec. 125-90.I.
Specific Use Limitations					
L1 Permissible if not a ground floor use. The ground floor use shall not be an accessory use to the multi-family.			L2 If the total floor plate of all accessory uses exceeds 50 percent of the floor plate of the sanctuary, then a Special Use Permit is required.		
L3 Permissible if in accordance with Section 10 of the City of League City Code of Ordinances and the Texas Alcoholic Beverage Commission (TABC) Code.			L4 No outdoor storage or washing of vehicles.		
L5 If property adjoins non-residential zoning district, submit traffic impact analysis to be approved by the City Engineer and Special Use Permit is not required.			L6 Hours of operation may be limited.		
L7 Floorplates limited to a maximum of 10,000 square feet.			L8 Permissible if in accordance with the Texas Pawnshop Act (Texas Finance Code, Title 4, Chapter 371).		
L9 Permissible if in accordance with the Communications Towers and Structures Ordinance and requires SUP.					
Accessory Uses and Structures				See Article IV, Division 2	
Temporary Uses				See Article IV, Division 3	
Nonconforming Uses and Structures				See Article IV, Division 7	

Sec. 125-72.C. Development Regulations

Schedule 125-72.C below prescribes the development regulations for ***C Commercial and Mixed Use Districts***, including building scale, building form and location, pedestrian orientation, vehicle accommodation, and open space and landscaping. The letter designations in right-hand column refer to the additional regulations listed at the end of Schedule 125-72.C. Refer also to Article IV: Regulations Applicable in All or Several Districts.

Schedule 125-72.C: Development Regulations -- Commercial and Mixed Use Districts

<i>Development Standards</i>	<i>CN</i>	CG	<i>CO</i>	<i>CM</i>	<i>Additional Regulations</i>
<i>Building Scale – Intensity of Use</i>					
Minimum Lot Area (sq. ft.)	5,000	10,000	10,000	25,000	
Minimum Lot Dimensions (ft.)					
<i>Width</i>	25	75	75	100	
<i>Frontage</i>	25	75	75	100	
<i>Building Form and Pedestrian Orientation</i>					
Maximum Height (ft.)	30	125	60	125	
Minimum Yards (ft.)					
<i>Front</i>	--	20	20	--	
<i>Side (Nonresidential/Residential)</i>	10/15	15/30	10/20	20/40	
<i>Street Side (Corner Lot)</i>	10	15	10	15	
<i>Rear (Nonresidential/Residential)</i>	15/20	20/40	15/30	20/40	
Maximum Lot Coverage (Percent)	90	85	80	80	(1)
Limitations on Blank Walls	Yes	Yes	Yes	Yes	(2)
Minimum Storefront Continuity (Percent)	25	25	--	25	(3)
Building Transparency (Percent)	25	25	25	25	(4)
<i>Choose Option A or B:</i>					
<u>Option A</u>					
Minimum Build-to Lines (Percent)	50	50	50	50	(5)
Location of Parking and Loading	Yes	Yes	Yes	Yes	(6)
<u>Option B</u>					
Landscape Setback (ft.)	10	10	10	10	(7)
<i>Open Space and Landscaping</i>					
<i>Other Standards</i>					
Accessory Uses and Structures				See Article IV, Division 2	
Off-Street Parking and Loading				See Article IV, Division 5	
Landscaping and Buffer Yards				See Article IV, Division 6	

1. **Maximum Lot Coverage.** Includes buildings, parking areas, and driveways and maneuvering areas, but excludes common open space amenities and landscaped areas.
2. **Blank Walls.** No blank walls greater than 15 feet in length, excluding garage doors, shall be permitted on all street frontages excluding alleys. Building surfaces shall include an offset, recess, or projection providing shadows or visual interest for at least 25 percent of the frontage.
3. **Storefront Continuity.** Ground floor of retail buildings shall have a storefront appearance along all street frontages excluding alleys.
4. **Building Transparency.** Ground floor of buildings shall have views into occupied space provided by windows, displays, or doors along the primary street frontage.
5. **Minimum Build-to Lines.** Ground floor of buildings shall be built to the sidewalk along the primary street frontage.
6. **Location of Parking and Loading.** Parking shall be located behind or at the side of buildings, except for passenger drop-off areas which may be located at the building entry. Loading areas shall be screened so as not to be visible from public streets. Where the building abuts a residential district, the preferred location of loading facilities shall be the side away from the residential district boundary.
7. **Landscape Setback.** A minimum 10-foot-wide landscaped area shall be located between all portions of the parking lot and the street and shall contain both (a) and (b) below:
 - a. One shade tree for every 30 feet of linear street frontage, excluding driveways. Trees may be planted in clusters or spaced linearly rather than being on 30-foot centers. The minimum size of the tree should be 1 ½ - inch caliper (15 gallons) upon installation.
 - b. A continuous hedge consisting of shrubs that are not less than 3 feet or more than 4 feet in height and planted in 3- or 5-gallon container stocks upon installation. The landscape hedge shall be set back a minimum of 3 feet and a maximum of 6 feet from the perimeter of any parking space, driveway, or any access aisle.
 - c. In lieu of a landscape hedge noted in (b) above, a berm measuring not less than 3 feet or more than 4 feet in height from finish grade of the parking lot may be utilized. The berm shall be set back a minimum of 3 feet and a maximum of 6 feet from the perimeter of any parking space, driveway, or any access aisle.

Sec. 125-72.D. Review of Plans

All development is subject to development review in accordance with the City's applications and procedures, pursuant to Article II, Division 2: Applications and Procedures.