

Zoning Change - MAP-18-0011 (386 S. Egret Bay Blvd.)

Request	Hold a public hearing and make a recommendation to City Council for Zone Change Application, MAP-18-0011 (386 S. Egret Bay Blvd.) , a request to rezone approximately 6.24 acres from “RSF-7” (Single-Family Residential with a minimum lot size of 7,000 square feet) to “CG” (General Commercial)
Applicant	Cathy Seyl, Plan RVW
Owner	Stephen Elizabeth Harris, James Spencer Harris, and Bayne Patricia Harris, Hayden Ross Harris Trust
City Council	Public Hearing & First Reading – <i>November 13, 2018</i> ; <i>Second Reading – November 27, 2018</i>
Location	Generally located along the northwest intersection of South Egret Bay Boulevard (FM 270) and Abilene Street and south of East Main Street (FM 518), with the address of 386 South Egret Bay Boulevard (FM 270).
Citizen Response	49 – Notices Mailed to Property Owners within 500 feet 0 – 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. Proposed Site Layout 5. General Commercial Land Uses 6. Applicant Statement Letter

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

Background

August 10, 1999 – The property is initially zoned as “CG (C-3)” or General Commercial

August 30, 2005 – The property is zoned “RSF-7” as a result of the Zoning Map and Text Amendment of 2005.

May 22, 2018 – The owners, applicant, developer, and city staff had a pre-development meeting and discussed rezoning the property to “CG.”

July 23, 2018 – The owners held a neighborhood meeting for the proposed rezoning. The applicant indicated that two residents attended and neither had an objection to the proposed rezoning.

August 20, 2018 – The owners and applicant submitted their Map Amendment application to the rezone approximately 6.24 acres from “RSF-7” to “CG”.

September 21, 2018 – Planning staff mailed out public hearing notices to the surrounding property owners and installed a public hearing sign on the property.

September 21, 2018 – Notice of the public hearings were published in the newspaper.

October 15, 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 the subject property to General Commercial to allow for the construction of a 20,000 square-foot gym and coaching facility, that will eventually be expanded

to 60,000 square feet. The remainder of the lot will be subdivided and sold as commercial property.

Site and Surrounding Area

The rezoning request consists of one parcel with the address of 386 South Egret Bay Boulevard. The parcel is undeveloped with no protected trees and heavy brush at the rear. The properties to the north contain the League City Emergency Medical Services building and a large commercial retail center. The properties to the east include retail commercial uses, an auto repair shop, and a fuel station. The property is located along a major thoroughfare that is suited for commercial development. The uses that are permitted by the General Commercial zoning district are compatible with the neighboring uses and are suitable for the area.

Direction	Surrounding Zoning	Surrounding Land Use
North	“PS” and “CG”	League City EMS and developed commercial property
South	ROW and "RSF-7"	Abilene Street and undeveloped single family residential
East	ROW and “CM”	FM 270 and developed commercial property
West	“OS”	Open space

Conformity with Comprehensive Plan

The Future Land Use Map in the 2035 Comprehensive Plan identifies the area as “Enhanced Auto Dominant Residential”

The Auto Dominant Residential designation is characterized by clusters subdivision with single family homes on smaller lots and commercial retail and office space along the traffic routes. Although the plan depicts this property as Enhanced Auto Dominant Residential, the Plan also specifies that commercial development should be located along busy arterial roads and highway corridors. Rezoning the property to General Commercial would meet these specific criteria. The proximity to a major thoroughfare and surrounding commercial uses and public safety facilities makes the site appropriate for commercial uses.

The proposed rezoning meets the Goals & Policies of the 2035 Comprehensive Plan as it complements the goal to encourage the creation of commercial development along busy arterials and highway corridors.

Zoning Analysis

Should the proposed rezoning be approved, the development and use regulations for the General Commercial zoning district would apply. A list of land uses and development requirements for the General Commercial zoning district is provided in Attachment #6.

The highlighted areas in the Use Table in Attachment #6 are those uses that would be permitted should the property be rezoned to General Commercial. Uses allowed within the General Commercial zoning district include retail sales, offices, eating and drinking establishments (restaurants), gas and service stations, business services, and food and beverage sales (grocery stores).

Egret Bay Boulevard (F.M. 270) is currently suited to accommodate commercial uses along its frontage. Most parcels along this corridor are zoned “CM (Commercial Mixed Use), “CG” (General Commercial), or “PS” (Public and Semipublic) with a concentration of commercial development at the five corners area.

A 200 to 300’ wide canal and open space area will separate the site from the nearest residential property.

Access and Traffic Impacts Access will be provided along South Egret Bay Boulevard (F.M. 270)

S. Egret Bay Blvd. (FM 270)

	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>	2-lane, undivided, 36-foot wide concrete pavement width with curb and gutter.	2-lane, undivided, 36-foot wide concrete pavement width with curb and gutter.

Upon rezoning, a Traffic Impact Analysis would be completed for the subject property and any necessary roadway modifications would be made at such time.

Utilities The Engineering Department indicates that the proposed rezoning will not affect the availability of water and sewer, and there are adequate public facilities to serve this site.

Floodplain The parcel included in the zoning map amendment is currently located in the “X” Zone. Properties located within the “X” zones are located outside of the 100 and 500-year floodplain.

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

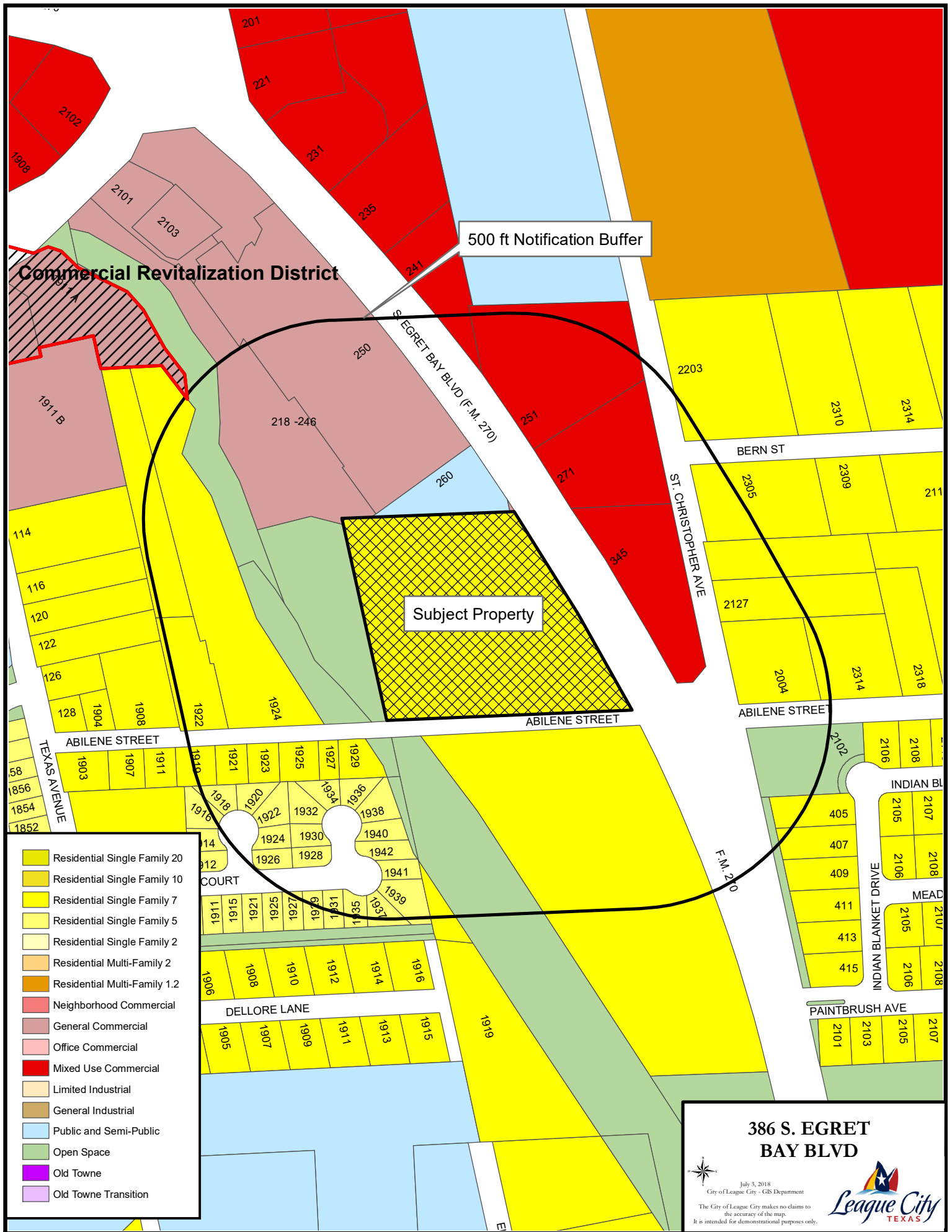
1. Conformance with the City’s Comprehensive Plan and other City policies;
2. The character of the surrounding area;
3. The zoning and use of nearby properties, and the extent to which the proposed zoning and use would be compatible;
4. The suitability of the property for the uses permitted by right in the proposed zoning district;
5. The extent to which approval of the application would detrimentally affect nearby properties;
6. The extent to which approval of the application would harm the value of nearby properties;
7. 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
8. 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.

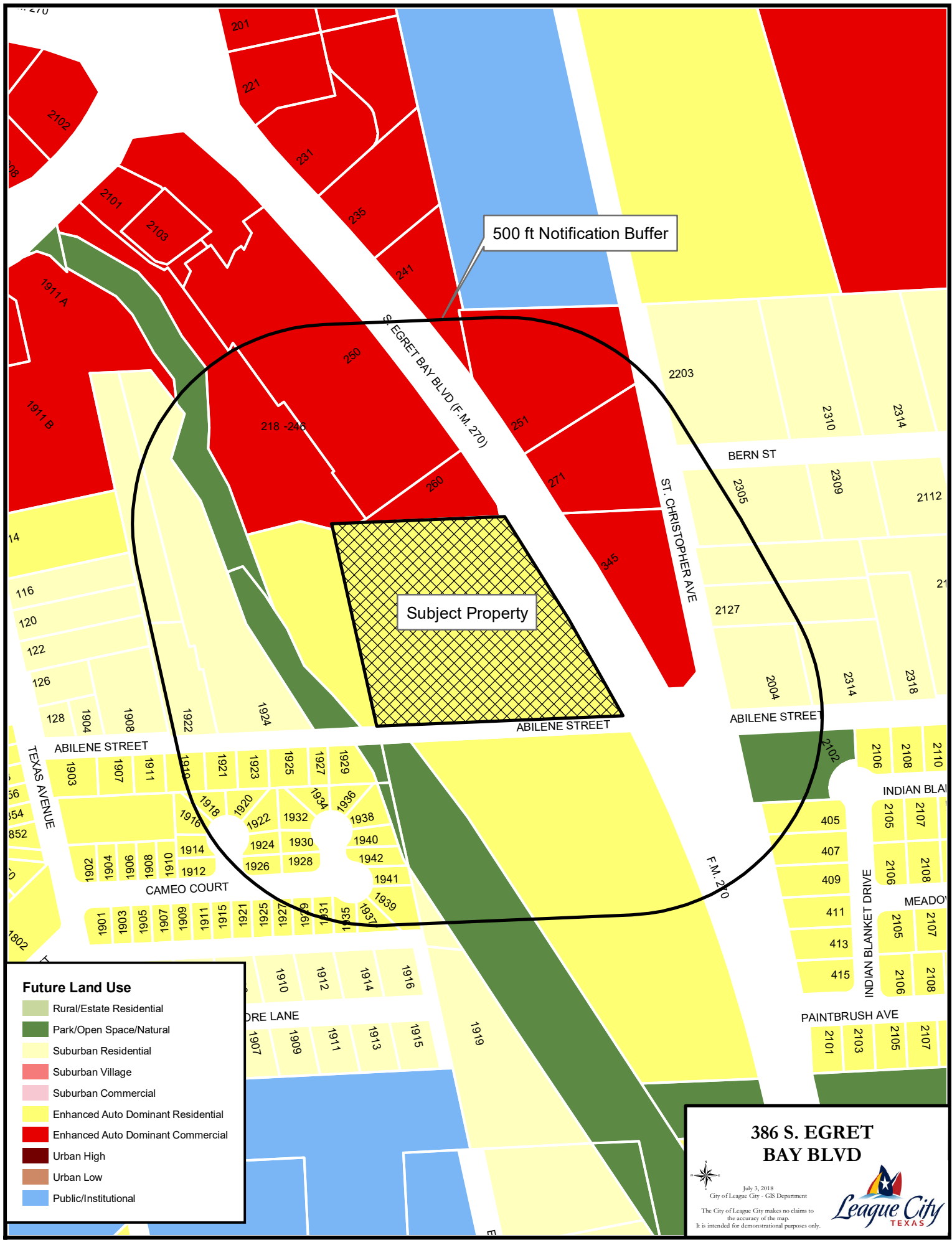
Criteria in Support of Recommendation Based upon the information provided, staff has determined that the proposed rezoning:

- Is consistent with the character of the area;
- Does not affect the availability or capacity for water or sewer services on the properties;
- The proposed uses permitted by the proposed zoning district are suitable for the properties; and
- The proposed rezoning will allow commercial uses at a site unlikely to develop with residential uses.
- The proposed rezoning will not detrimentally affect surrounding properties.

Staff Recommendation Given the criteria listed above, staff recommends approval.

For additional information, you may contact Kayla Davis, Planner II, at 281-554-1079 or at kayla.davis@leaguecitytx.gov.





500 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

**386 S. EGRET
BAY BLVD**



July 3, 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.





Subject Property

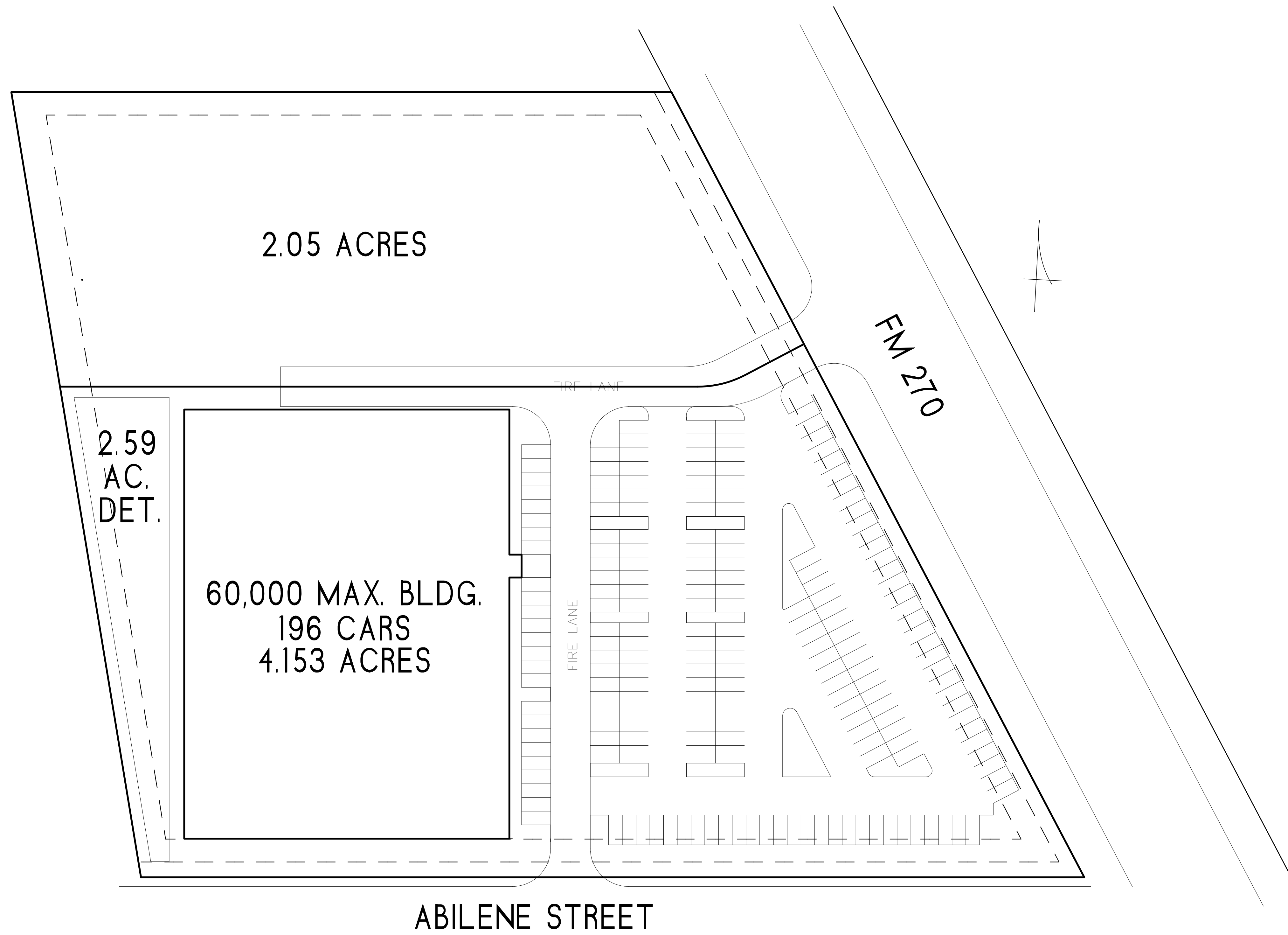
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BAY BLVD**



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SITE ILLUSTRATIVE



1" = 40.0'

0 25 50

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	
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	
<i>Commercial</i>					
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	

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<i>Industrial</i>					
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.
<i>Transportation, Communication, and Utilities</i>					
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	
<i>Agriculture and Extractive</i>					
Excavation and Mining	S	S	S	S	Refer to Chapter 98
<i>Pipelines, Oil and Gas Wells</i>					
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.
<i>Specific Use Limitations</i>					
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.			

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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.					
<i>Accessory Uses and Structures</i>					See Article IV, Division 2
<i>Temporary Uses</i>					See Article IV, Division 3
<i>Nonconforming Uses and Structures</i>					See Article IV, Division 7

June 25, 2018

City of League City
City Council

Re: Applicant's Statement for
TX 77573

386 South Egret Bay Blvd. League City,

I am currently requesting rezoning for our project located at 386 S. Egret Bay Blvd. League City, TX 77573. Currently this property is zoned RSF- 7 Residential Single Family and we would like to have it rezoned to CG - General Commercial.

1. This site was zoned CG in the previous League City Zoning Map. It was zoned residential in the new map per the request of a residential developer. The subject property is shown as CG on the City's proposed new zoning map.
2. The surrounding adjacent area is large commercial tracts adjacent to FM 270. The rear of the property consist of a city owned drainage easement.
3. Adjacent properties are either zoned commercial or slated to be zoned commercial on the proposed new zoning maps.
4. The property would be an allowed function in the new CG zone.
5. The zoning change would not detrimentally affect adjacent properties. It should help stabilize and reinforce the appropriate use along the FM 270 corridor.
6. Ample parking is provided within the site. The site directly feeds into FM 270 - a major Thoroughfare designed specifically for such outflow. There is no proposed access to the neighborhood behind the project.
7. The project can only enhance and stabilize property values nearby. The facility provides long term viability and a "norm" to the appraisal comps for the area.
8. As is the site is a non-maintained urban field site prone to dumping and other activities. This project cleans up the site and provides a monitored and manicured grounds that detours unwanted activities.
9. There are no exceptional circumstances , this is just a correction to the current zoning

Respectfully,