

Zoning Change

(6.43-Acre Tract and Rights-of-way) MAP-21-0003

Request	Rezone an approximate 6.43-acre tract from “CM-PUD” (Commercial Mixed Use- Hidden Lakes Planned Unit Development) to “CG” (General Commercial) and rezone portions of Kansas Avenue and Galveston Avenue from “OS” (Open Space) to “CG” (General Commercial).
Applicant	Young Won Park and City of League City
Owner	Young Won Park and City of League City
City Council	Public Hearing & First Reading – <i>May 11, 2021</i> and <i>Second Reading – May 25, 2021</i>
Location	Generally located south of League City Parkway (SH 96), east of Tuscan Lakes Boulevard, and north of FM 646.
Citizen Response	<p>Notices Mailed to the Property Owners</p> <p>4 – Notices Mailed to Property Owners within 200 feet</p> <p>0 – Communications of Support Received</p> <p>0 – Communications of Opposition Received</p>
Attachments	<ol style="list-style-type: none"> 1. Zoning Map 2. Aerial Map 3. Future Land Use Map 4. Land Use Table

The Commission should consider the following in its deliberation, which shall be utilized to substantiate its findings.

Background	<p><u>March 10, 2021</u> – Notices were sent by staff to property owners withing 200 feet that a meeting will be held to discuss the change of zoning on March 25, 2021 at 3:00 pm.</p> <p><u>March 25, 2021</u> – Pre-application meeting was held to discuss the change of zoning. There were no attendees.</p> <p><u>March 29, 2021</u> – Notices were sent to the property owners within 200 feet of the subject properties notifying them of the Planning and Zoning Commission and City Council meetings.</p> <p><u>April 2, 2021</u>- Notices posted on the property, in the paper and at City Hall.</p> <p><u>April 19, 2021</u> – Planning and Zoning Commission is scheduled to hold a public hearing and make a recommendation to City Council.</p> <p><u>May 11, 2021</u> – City Council is scheduled to hold a public hearing and potentially act on the Change of Zoning request.</p> <p><u>May 23, 2021</u> – City Council is scheduled to take final action.</p>
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Proposal	The proposed change of zoning will create 53.62 acres of contiguous “CG” (General Commercial) zoning for future general commercial development. The request is to change the zoning from “CM-PUD” (Mixed Use Commercial inside the Hidden Lakes Planned Unit Development) to “CG” (General Commercial) on 6.43 acres along the south side of League City Parkway. The remainder of the property is divided by unopened rights-of-way zoned “OS” (Open Space) which will also be rezoned to “CG” with this request.
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Site and Surrounding Area	The approximate 6.43-acre tract zoned “CM-PUD” is adjacent to undeveloped commercial property to the south. To the north is League City Parkway (SH 96) and across League City Parkway (SH 96) are properties that have existing retail and restaurant developments. To the east,
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adjacent to this parcel, there is a car wash and more retail development.

The “OS” zoned rights-of-way run north and south through undeveloped commercial land. Please reference Attachment #1 for the proposed rezone area.

Direction	Surrounding Zoning	Surrounding Land Use
North	“CG”	Across (SH 96) Retail and Restaurants
South	“CG”	Undeveloped Land
East	“CM-PUD”	Retail and Restaurants inside the Hidden Lakes PUD
West	“CG”	Undeveloped Land

**Conformity
with
Comprehensive
Plan**

The Future Land Use Map in the 2035 Comprehensive Plan identifies this property as “Enhanced Auto Dominant Commercial”. Enhanced Auto Dominant Commercial focuses on convenience and access for customers and employees almost exclusively by automobile. Typically, the developments in this area are retail and big-box developments that provide access from major arterials. The requested change of zoning is in conformance with the Enhanced Auto Dominant Commercial classification in the 2035 Future Land Use Map. Please reference Attachment #4 for uses allowed in the “CG” District.

**Zoning
Analysis**

If the rezoning is approved, the development and use regulations for the “CG” (General Commercial) zoning district would apply. A list of land uses can be found in the attached land use table (Attachment #4).

The intent of the “CG” (General Commercial) zoning district is for existing and future areas with larger-scaled pedestrian and auto-oriented commercial development located on major arterial roadways for community-serving uses such as retail, services, office, auto-related businesses, restaurants, recreation, and entertainment.

Most of the properties along League City Parkway (SH 96) are a mix of “CM” (Mixed Use Commercial) and “CG” (General Commercial) zoning districts. The proposed change to “CG” (General Commercial) is compatible with the existing pattern of zoning along League City Parkway (SH 96) and it is compatible with the zoning on the adjacent properties to the south. The Hidden Lakes PUD has specific language that allows for general commercial land uses on commercially zoned properties within the PUD. The proposed change of zoning on the property within the Hidden Lakes PUD will not change the allowable uses but will make the zoning designation consistent with the properties to the south. This tract is being rezoned for potential marketability as a single tract with the “CG” (General Commercial) zoning designation.

The rights-of-way that are currently zoned “OS” are unimproved with no plans to ever extend the roadways. However, if they are developed as roadways in the future, the change in zoning to “CG” (General Commercial) would not affect the use of this land as right-of-way.

If approved, the rezoning will make the overall property a consistent zoning district. With all the properties zoned “CG” (General Commercial) this increases the likelihood of these properties being developed together without zoning conflicts.

Access**League City Parkway (SH 96)**

	Existing Conditions	Proposed Conditions
<i>Roadway Type</i>	Major Arterial	Major Arterial
<i>ROW Width</i>	200-Foot (Varying widths)	200-Foot (Varying widths)
<i>Pavement Width and Type</i>	4-lane Major Arterial	6-lane Major Arterial

Utilities

Water and Sanitary sewer are both available.

Criteria for Considering Rezoning

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

1. Conformance of the proposed zoning and use 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.
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:

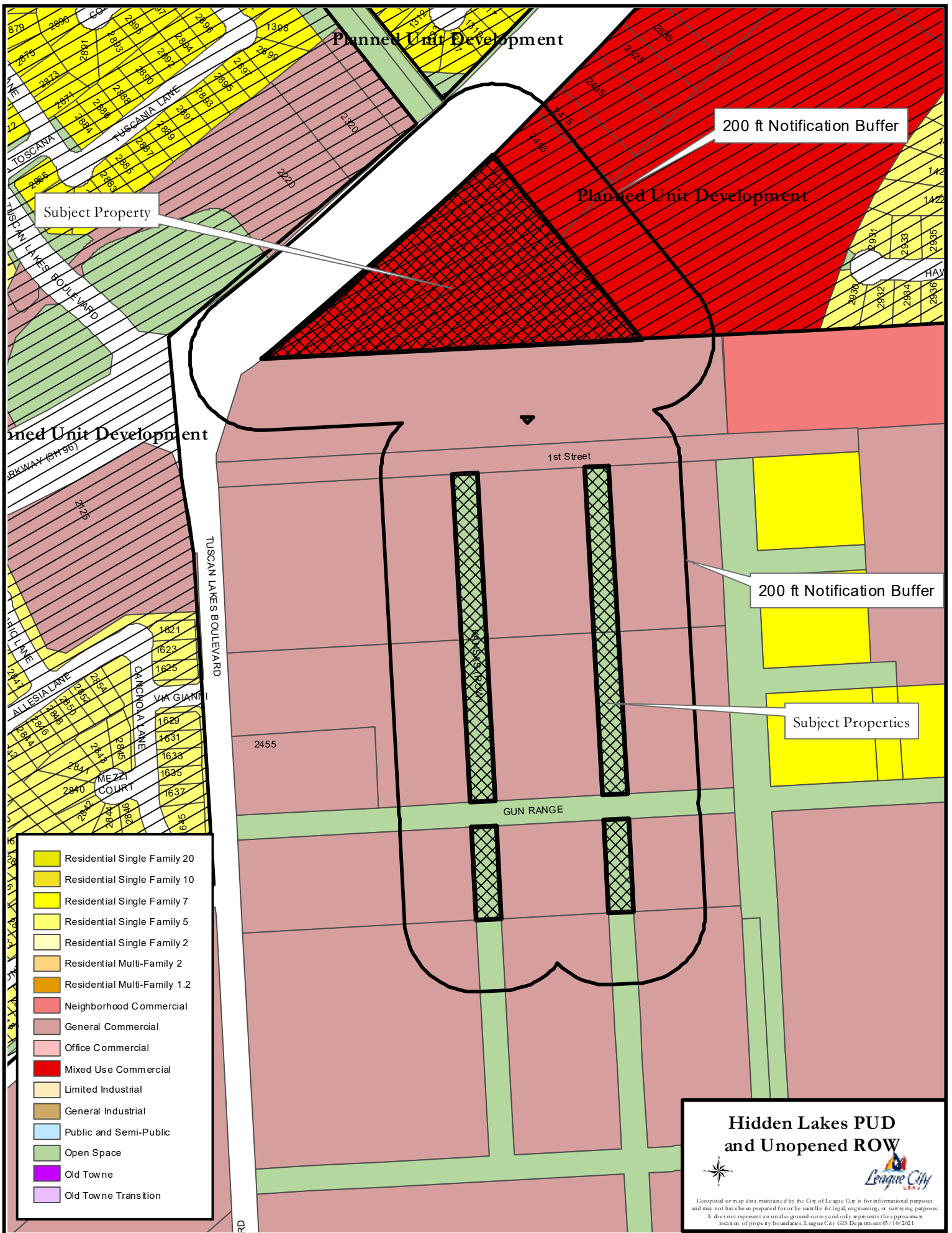
- Is consistent with projected future land uses along the south side of League City Parkway (SH 96) and Tuscan Lakes Boulevard.
- Does not affect the availability or capacity for water or sewer services on the properties.
- The uses permitted by the proposed zoning district are suitable for the properties.
- The proposed rezoning will not detrimentally affect surrounding properties.
- The proposed zoning district "CG" (General Commercial) is consistent with the Future Land Use Plan.
- The proposed zoning change will clean up the different zoning districts on these adjacent properties and rights-of-way and make them a single, consistent zoning district.

Staff Recommendation

Based on the criteria listed above, staff recommends approval.

For additional information, you may contact Janice Norman, Senior Planner at 281-554-1079 or at Janice.norman@leaguecitytx.gov.

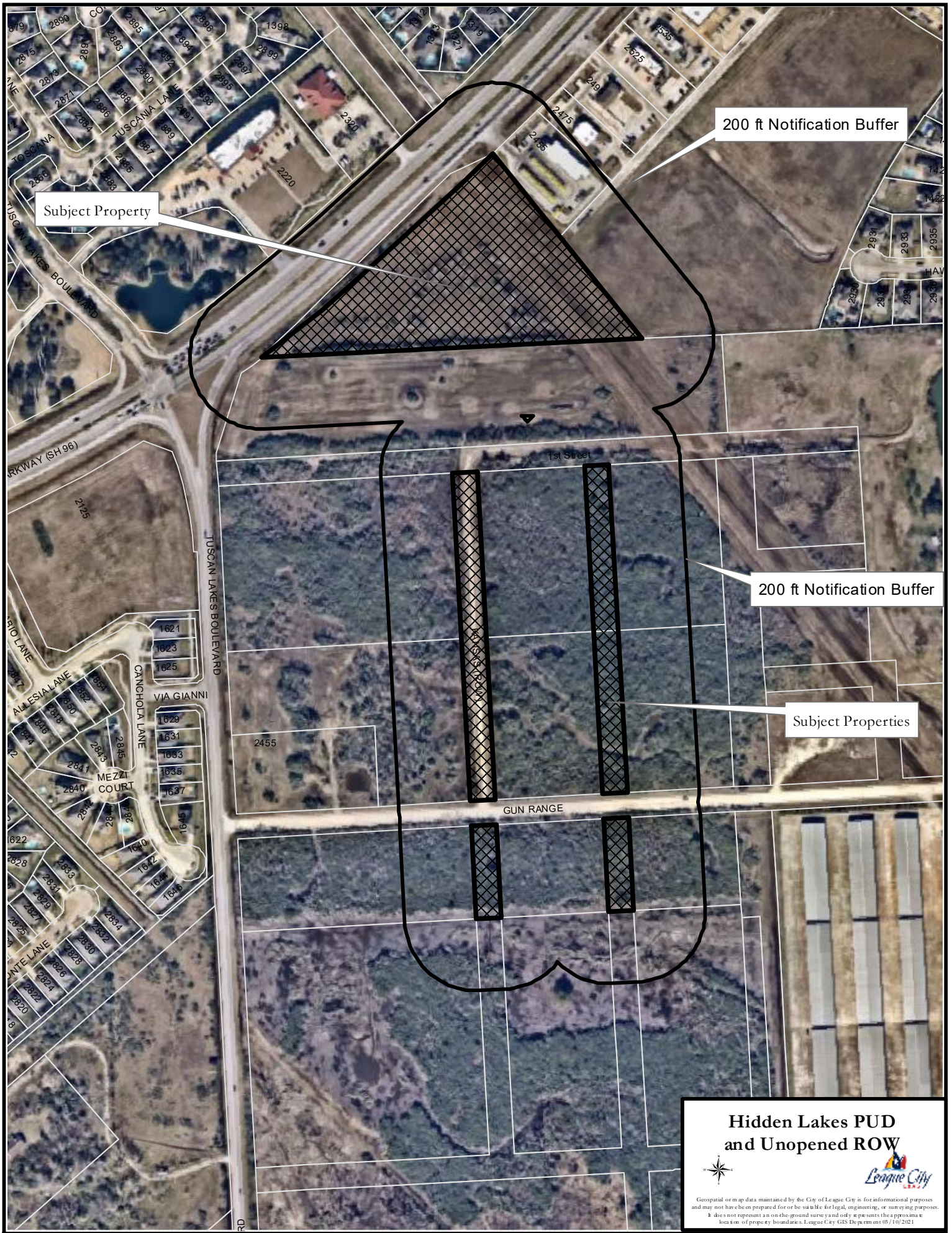




**Hidden Lakes PUD
and Unopened ROW**

League City
TX

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Subject Property

200 ft Notification Buffer

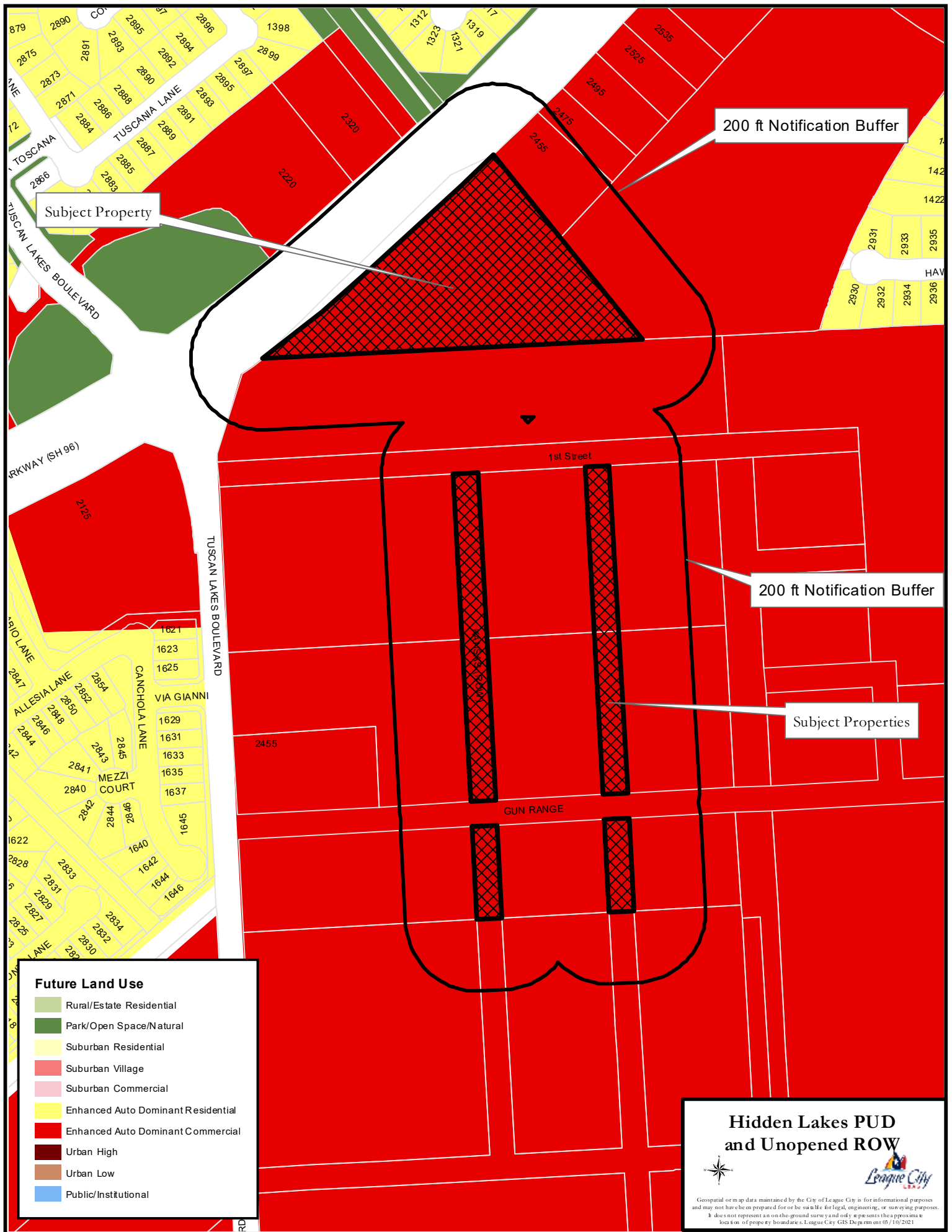
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Subject Properties

Hidden Lakes PUD and Unopened ROW



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USE	RSF-20	RSF-10	RSF-7	RSF-5	RSF-2	RMF-2	RMF-1.2	CN	CG	CO	CM	IL	IG	PS	OS	OT	OTT	CRC	HD-R	HD-C
RESIDENTIAL																				
Child Care Family Home, Listed	P	P	P	P	P	P	P													
Child Care Family Home, Registered	S	S	S	S	S	S	S													
Dwelling, Caretaker Unit												P	P							
Dwelling, Duplex				S	P	P	P													
Dwelling, Live/Work Unit								P		P	P					P	P		P	P
Dwelling, Multi-Family						P	P													
Dwelling, Single Family	P	P	P	P	P														P	
Dwelling, Single Family with Secondary Dwelling	S	S	S	S	S														S	
Dwelling, Townhouse					P	P	P										P			
Dwelling Units, Single-Family or Multi-Family Residential 2 nd floor and above								P		P	P					P				
Manufactured Home				S		S	S													
Industrialized Home	P	P	P	P	P	P	P													
Group Residential, Assisted Living Facility (Must comply with Sec. 3.14.11)						P	P	P	P	P	P									
Group Residential, Continuing Care Facility (Must comply with Sec. 3.14.11)						P	P	P	P	P	P									
Group Residential, Disabled Group Dwelling (Must comply with Sec. 3.14.11)	P	P	P	P	P	P	P	P	P	P	P									
Group Residential, Emergency Shelter (Must comply with Sec. 3.14.11)						P	P	P	P	P	P									
Group Residential, Halfway House (See Sec. 3.14.11)												S	S							
Group Residential, Homeless Shelter (See Sec. 3.14.11)									S		S	S	S							
Group Residential, Nursing Home (Must comply with Sec. 3.14.11)						P	P	P	P	P	P									
PUBLIC AND SEMI-PUBLIC																				
Cemeteries	S	S	S	S	S	S	S							S	S					
Clubs and Lodges								S	P	S	P	S		P		P	P	P		
Colleges, Public or Private								S	P	P	P	P		P		P	P	S		
Cultural Institutions	S	S	S	S	S	S	S	P	P	P	P	P		P			P	P	S	P

USE	RSF-20	RSF-10	RSF-7	RSF-5	RSF-2	RMF-2	RMF-1.2	CN	CG	CO	CM	IL	IG	PS	OS	OT	OTT	CRC	HD-R	HD-C
Day Care						S	S	P	P	P	P			p						
Educational Research and Development									P	P	P	P		P		P		S		
Event Venue									S		S					S			S	P
Government Offices and Facilities, large scale									P	P	P	P		P	S					
Government Offices and Facilities, small scale								P	P	P	P	P		P	S	P		P		
Hospitals, may have heliport								S	P	P	P			P						
Parks and Recreation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public Maintenance Facilities (See Sec. 3.14.5)									S			P	P	S						
Public Safety Facilities	S	S	S	S	S	S	S	P	P	P	P	P	P	P		P	P	P	P	P
Religious Assembly	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P
Schools, Public or Private	S	S	S	S	S	S	S	P	P	P	P			P		P	P	S	P	P
COMMERCIAL																				
Alcoholic Beverage Sales, On-Premise Consumption (Must comply with LC Ordinance Ch. 10 and TABC)								S	S	S	S					S		S		S
Alcoholic Beverage Sales, Off-Premise Consumption (Must comply with LC Ordinance Ch. 10 and TABC)									P		P					S				S
Ambulance Services									P	P	P	P	P	P						
Animal Sales and Services, no outdoor kennels or outdoor storage								S	P		S					P	P		S	S
Animal Sales and Services with outdoor kennels, areas, and runs									S		S	S						S		
Automobile/Vehicle/Equipment Sales and Rental									P		S							S		
Used Vehicle Sales only as accessory use to Automobile/Vehicle/ Equipment Sales and Rental									P		P							P		
Automobile Rentals								P	P	P	P	P	P					S		
Car Wash									S		S	P						S		
Vehicle Fueling Stations								S	S		S	P						S		
Light Vehicle Service								S	P		S	P						S		
Auto Repair and Other Heavy Vehicle Service									S			P	P							

USE	RSF-20	RSF-10	RSF-7	RSF-5	RSF-2	RMF-2	RMF-1.2	CN	CG	CO	CM	IL	IG	PS	OS	OT	OTT	CRC	HD-R	HD-C
Banks and Other Financial Institutions (with drive-through See Section 3.14.2)								P	P	P	P							P		S
Bed and Breakfast Establishment	S	S				P	P	P	P		P					P	P		P	P
Building Materials Sales and Services (See Sec. 3.14.4)									P		P	P	P					P		P
Business Services								P	P	P	P	P				P	P	P		P
Catering Business								S	P	P	P	P	P			P	P	P		
Convention Center									P	P	P			P						
Eating and Drinking Establishments, Full Service								P	P	S	P			P	P	P				
Eating and Drinking Establishments, Limited Service								P	P	S	P			P	P	P		P		
Eating and Drinking Establishments, with Drive-Through Facility (See Sec. 3.14.2)								S	P	S	P					S		P		
Eating and Drinking Establishments, with Live Entertainment (Must comply with LC Ordinances Ch.42, Art.2)								S	P	S	P					P		P		
Eating and Drinking Establishments, with Outdoor Seating								S	P	S	P			P	P	P		P		
Eating and Drinking Establishments, with Outdoor Seating - as accessory use														P	P			P		
Eating and Drinking Establishments, less than 3000 sq. ft. including all seating areas. May have Live Entertainment																		P	S	P
Food and Beverage Sales				S	S	S	S	P	P		P	P	P	P		P		P		
Food and Beverage Sales less than 20,000 sq. ft.																			S	P
Home Improvement Sales and Services (See Sec. 3.14.4)								S	P		P	P						P		
Hotel (See Sec.3.14.7)									P	S	S					P		S		
Laboratory, Commercial								S	P	P	P	P	P	P				P		
Live/Work Unit								P		P	P					P	P		P	P
Maintenance and Repair Services								P	P	P	P	P	P					P		
Massage Establishments and Massage Services								P	P	P	P			P		S		P		
Micro-brewery, Micro-distillery, and Micro-winery									P		P					P				P
Nurseries and Garden Supply Stores (See Sec. 3.14.4)								P	P		P	P								
Offices								P	P	P	P	P	P	P		P	P	P	S	P

USE	RSF-20	RSF-10	RSF-7	RSF-5	RSF-2	RMF-2	RMF-1.2	CN	CG	CO	CM	IL	IG	PS	OS	OT	OTT	CRC	HD-R	HD-C
Parking Facilities								S	P	P	P			P		P	P	P		
Pawn shops (Must comply with Texas Pawn-shop Act Texas Finance Code, Title 4, Chapter 371).									P		S							P		
Personal Instructional Services								P	P		P					P	P	P	S	P
Personal Services								P	P	S	P					P	P	P		
Recreation and Entertainment, Large-scale, Outdoor	S	S	S	S	S	S	S	S	P	S	S	S	S	P	P					
Recreation and Entertainment, Small-scale, Indoor	S	S	S	S	S	S	S	S	P	S	P	S	S			P		P		
Recreational Vehicle Park (See Sec. 3.14.6)									S											
Retail Sales (See Sec. 3.14.4)								P	P		P	P				P	P	P	S	P
Self-Storage (See Sec. 3.14.5)									S		S	P	P							
Sexually Oriented Businesses (Must comply with LC Code of Ordinances Ch. 26, Art. III)												P	P							
Temporary Sales and Uses (Must comply with Sec. 3.14.15)												P	P	P	P			P	S	P
Temporary Sales																				
Undertaking, Funeral and Interment Services								S	P		P			P				P		
INDUSTRIAL																				
Contractor’s Storage (See Sec. 3.14.5)												P	P							
Nursery and Landscaping Materials, Wholesale (Must comply with Sec. 3.14.12)												P	P							
Production Industry, Artisan (See Sec. 3.14.4)								S	S	S	S	P				P	P	S	S	P
Production Industry, General (See Sec. 3.14.4)												S	P							
Production Industry, Limited (See Sec. 3.14.4)									S		S	P	P							
Recycling Collection												P	P							
Research and Development									S	S	S	P	P	P						
Warehousing and Indoor Storage (See Sec. 3.14.5)									P	S	S	P	P							
Warehousing and Outdoor Storage (See Sec. 3.14.5)												P	P							
Wholesaling and Distribution, Store Facilities (See Sec. 3.14.5)									P		P	P	S							
Wholesaling and Distribution, Non-Store Facilities (See Sec. 3.14.5)									P	S	S	P	P							

[illegible]