



Legislation Details (With Text)

File #: 18-0665 **Version:** 1 **Name:** PH - Zoning Change 386 S. Egret Bay Blvd
Type: Agenda Item **Status:** Public Hearing
File created: 10/24/2018 **In control:** Development Services
On agenda: 11/13/2018 **Final action:**
Title: Hold a public hearing on a Zoning Change, MAP-18-0011 (386 S. Egret Bay Blvd.), a request to rezone approximately 6.24 acres from “RSF-7” (Residential Single-Family with a minimum lot size of 7,000 square feet) to “CG” (General Commercial), legally described as the southwest portion of Lot 15 (15-2), Division C League City, generally located at the northwest intersection of South Egret Bay Boulevard (FM 270) and Abilene Street, with the address of 386 South Egret Bay Boulevard (FM 270), in League City, Texas (Director of Planning and Development)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Data Sheet, 2. Zoning Map, 3. Future Land Use Plan, 4. Excerpt From Minutes, 5. Staff Report

Date	Ver.	Action By	Action	Result
11/13/2018	1	City Council		

Hold a public hearing on a Zoning Change, MAP-18-0011 (386 S. Egret Bay Blvd.), a request to rezone approximately 6.24 acres from “RSF-7” (Residential Single-Family with a minimum lot size of 7,000 square feet) to “CG” (General Commercial), legally described as the southwest portion of Lot 15 (15-2), Division C League City, generally located at the northwest intersection of South Egret Bay Boulevard (FM 270) and Abilene Street, with the address of 386 South Egret Bay Boulevard (FM 270), in League City, Texas (Director of Planning and Development)

A public hearing is required to consider this zone change application from “RSF-7” to “CG”.

Project Timeline:

- 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 was 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 held a public hearing and made a recommendation of approval to City Council, 8-0-0.
- November 13, 2018 - City Council is scheduled to hold a public hearing and take action on the item on first reading.
- November 27, 2018 - Subject to approval on first reading, City Council is scheduled to consider the request on second reading.

Project Summary:

The rezoning request consists of one parcel with the address of 386 South Egret Bay Boulevard (FM 270). 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.

The Future Land Use Plan, adopted by City Council in September 2017, identifies the properties as Auto Dominant Residential (see attached Future Land Use Plan). 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.

On October 15, 2018, the Planning and Zoning Commission held a public hearing and recommended approval of the rezoning request by a vote of 8-0-0. The Planning Department did not receive any letters of opposition or support from surrounding property owners.

Staff Recommendation:

Staff recommends approval of Zoning Change Application, MAP-18-0011 (386 S. Egret Bay Blvd.), a request to rezone approximately 6.24 acres from “RSF-7” (Residential Single-Family with a minimum lot size of 7,000 square feet) to “CG” (General Commercial).

Attachments:

- 1. Data Sheet
- 2. Zoning Map
- 3. Future Land Use Plan
- 4. Excerpt Minutes from the October 15, 2018 P&Z Commission Meeting
- 5. Staff Report

CONTRACT ORIGINATION:

Planning and Development

Applicant: Cathy Seyl, Plan RVW

Owners: Stephens Elizabeth Harris, James Spencer Harris, Bayne Patricia Harris, and Haydn Ross Harris Trust

FUNDING

{ } Funds are available from Account # _____

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

{x} NOT APPLICABLE

STRATEGIC PLANNING

{ } Addresses Strategic Planning Critical Success Factor # _____ and Initiative # _____

{x} NOT APPLICABLE