



Legislation Text

File #: 23-0404, Version: 1

Consider and take action on Ordinance No. 2023-27, an ordinance rezoning approximately 5.360 acres from “CO-PUD” (Commercial Office within a Planned Unit Development Overlay District) to “CG-PUD” (General Commercial within a Planned Unit Development Overlay District), **MAP-23-0005 (2911 South Shore Blvd)**, generally located at the northeast corner of South Shore Boulevard and Courageous Drive in League City, Texas - Second Reading (Director of Planning)

Planning and Zoning Commission recommended approval, 5-2-0 on August 7, 2023.
City Council approved the request, 8-0-0 on August 22, 2023.

Project Timeline

1991 - Two office/warehouse buildings were built on the property.

August 10, 1999 - The property was initially zoned as “C-3” (General Commercial).

August 30, 2005 - The property was zoned “CO” (Office Commercial) as part of the City’s Zoning Map and Ordinance revisions of 2005.

May 4, 2023 - The applicant held a neighborhood meeting in League City. The sign-in sheet indicates there were two attendees.

July 3, 2023 - The applicant submitted a rezoning request to the Planning Department.

July 17, 2023 - Public hearing notices were mailed to the surrounding property owners,

July 19, 2023 - A public hearing sign was posted on the property and notice was published in the newspaper.

August 7, 2023 - Planning & Zoning Commission held a public hearing and made a recommendation to approve by a vote of 5-2-0.

August 22, 2023 - City Council held a public hearing and approved the request on first reading.

September 12, 2023 - City Council will consider the second reading of the request.

Project Summary:

If approved, approximately 5.360 acres will be rezoned from “CO” to “CG.”

The subject property is comprised of two office/warehouse style buildings. The outward facades facing South Shore Boulevard and the eastern property line have an appearance of a standard office building while the rear of each building backs up to a centralized alleyway where access is provided via roll up doors. Buildings with rollup door functions typically have service-related uses and warehousing, which are not permitted in the “CO” zoning district. According to the applicant, the occupancy rate of the building is approximately 54%. A rezoning to “CG” will permit uses that are compatible with the intent of the buildings when they were constructed.

During the 2005 citywide rezoning, the property was changed from the “CG” District to the “CO” District. While there is no documentation as to why this change occurred, it is assumed that a window survey showed the building as being used as an office park, due to the warehouse functions being shielded from view between the two buildings.

Should the request be approved, the use regulations for the “CG” (General Commercial) zoning district would

apply. The intent of the “CG” District is to allow for existing and future areas of 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 and recreation and entertainment. The “CG” District is consistent with zoning patterns and land uses in the surrounding area.

Notices were mailed to property owners within 200 feet of the subject property. The city received one response in favor of the request and no responses in opposition.

On August 7, 2023, the Planning and Zoning Commission held a public hearing. No people spoke during the public hearing. During the discussion, concerns were raised for the ability for delivery vehicles, specifically 18-wheeler trucks, to access the site. The Planning and Zoning Commission recommended approval by a vote of 5-2-0. Commissioners Irwin and Dodson voted in opposition.

On August 22, 2023, the City Council held a public hearing and approved the request on first reading, 8-0-0.

Attachments:

1. Data Sheet
2. Ordinance No. 2023-27
3. Exhibit A
4. Exhibit B

Origination:

Planning Department

Applicants/Owners: Scott Brast and Scott Webb, American National Insurance Company

FUNDING

{X} NOT APPLICABLE

STRATEGIC PLANNING

{X} Addresses Strategic Planning Critical Success Factor #8 (Quality-Built Environment)