



Legislation Text

File #: 24-0017, **Version:** 1

Consider and take action on an ordinance rezoning approximately 4 acres from “RSF-7” (Residential Single-Family 7) to “CN” (Neighborhood Commercial), **MAP-23-0009 (LC4/23 Retail Center)**, generally located along the south side of League City Parkway, west of Campbell Drive in League City, Texas (Director of Planning)

The Planning and Zoning Commission recommended approval, 6-0-0 with two members absent on December 4, 2023.

August 10, 1999 - The property was initially zoned as “SDR” (Suburban Development District Residential).

August 30, 2005 - The property was zoned “RSF-7” (Single-Family Residential 7) as part of the City’s Zoning Map and Ordinance revisions of 2005.

September 15, 2023 - The applicant held a neighborhood meeting. The sign-in sheet indicates that four property owners attended.

October 11, 2023 - The applicant submitted a rezoning request to the Planning Department.

November 17, 2023 - Public hearing notices were mailed to the surrounding property owners, a public hearing sign was posted on the property and notice was published in the newspaper.

December 4, 2023 - Planning & Zoning Commission held a public hearing and made a recommendation of approval to City Council, 6-0-0 with two members absent.

January 9, 2024 - City Council is scheduled to conduct a public hearing and consider the request.

January 23, 2024 - If approved on first reading, City Council will consider the second reading of the request.

Project Summary:

Approval of this request will rezone approximately 4 acres from “RSF-7” (Residential Single-Family 7) to “CN” (Neighborhood Commercial).

The property is approximately four acres in size bounded by League City Parkway to the north, Campbell Elementary to the east, Westwood single-family homes to the south and McFarland Road to the west. Given the property’s location and size, it would be difficult to develop the property with single-family homes.

The applicant proposes to rezone the property to develop it for retail and a daycare uses, which are permitted within the “CN” zoning district. The applicant indicates that the request to “CN” was made since it is the least intensive and most use restricted commercial zoning district. The intent of the “CN” district is 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. The permitted uses within the “CN” district, such as retail and daycare uses, are intended to be complimentary uses to the larger surrounding residential communities of the area.

Notices were mailed to property owners within 200 feet of the subject property. The city has not received any responses either in favor or opposition to the request.

On December 4, 2023, the Planning and Zoning Commission held a public hearing. No people spoke during the public hearing. The Planning and Zoning Commission recommended approval by a vote of 6-0-0 with two members absent.

Attachments:

1. Data Sheet
2. Proposed Ordinance
3. Exhibit "A"

CONTRACT ORIGINATION:

Planning Department

Applicant: Sel Thint, Everest Design Group

Owner: Harvey Doering, LC4/23 LLC

FUNDING

{X} NOT APPLICABLE

STRATEGIC PLANNING

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