



Legislation Text

File #: 15-0387, Version: 1

Consider and take action on an ordinance amending Ordinance No. 2005-24, to rezone approximately 1.3 acres (Z15-09 Marina Bay/Davis Road) from "PS" (Public / Semi-Public) to "CG" (General Commercial), generally located south of the GENCO cooling canal, east of Davis Road and west of Marina Bay Drive (FM 2094), with the approximate address being in the 2400 block of Marina Bay Drive in League City, Texas (Director of Planning and Development)

Planning & Zoning Commission motion to recommend approval failed, 3-5-0 on June 1, 2015.

Approval of this item will rezone the 1.3 acres of property from "PS" (Public / Semi-Public) to "CG" (General Commercial).

Project Timeline:

June 20, 2003 - City of League City acquires property for right-of-way for future Five Corners Bypass.

April 13, 2015 - Planning staff sent out notices for a neighborhood meeting.

April 21, 2015 - Planning staff held a neighborhood meeting at the Civic Center.

April 24, 2015 - Planning staff sent out public hearing notices to the surrounding property owners and installed public hearing signs on the property.

April 26, 2015 - Public hearing notice of public hearings published in the newspaper.

May 10, 2015 - Public hearing notice of rescheduled City Council public hearing published in the newspaper.

May 15, 2015 - Planning staff sent out notifications to the surrounding property owner of the rescheduled public hearing at City Council and installed updated public hearing signs on the property.

May 18, 2015 - Planning & Zoning Commission held a public hearing and tabled the item to the June 1, 2015 P&Z meeting.

June 1, 2015 - Planning & Zoning Commission motion to recommend approval failed on a 3-5-0 vote.

June 23, 2015 - City Council scheduled to conduct public hearing and consider request on first reading.

July 14, 2015 - Subject to approval on first reading, City Council to consider request on second reading.

Project Summary:

The property is owned by the City of League City and was acquired in 2003 for the anticipated "Five Corners Bypass" project that was to have extended between Louisiana Street and Egret Bay Boulevard (FM 270). The project did not come to fruition due to an alternate option being considered. As a result, the property has been identified as one of nine properties throughout League City that is no longer needed and is being prepared for sale to the public. During the vetting process, this property is one of five properties which have been identified as needing to be rezoned to better complement the zoning in the immediate area.

The intent of the "CG" (General Commercial) zoning district is 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 Future Land Use Plan of the 2035 Comprehensive Plan identifies the subject property as "Park/Open Space/Natural". Areas designated as "Park/Open Space/Natural" are intended as open spaces to provide for the natural floodplain, forest, wetlands along with limited regional area for recreation and open space.

This tract is in-line with developed tracts to the east and the west, just south of the former GENCO canal. The property is also located within the FM 2094 corridor and directly across from a large educational campus, in which the area is zoned

with a mixture of public/semi-public, general and mixed use commercial. However, it is foreseeable that the tract would be difficult to maintain as a true natural area or open space as it is not large enough for regional purposes and its location in relation to the commercial corridor, adjacent development and traffic.

The Parks & Cultural Services Director, Chien Wei, confirmed that it was his department's intent to retain a portion of property for a trail easement while there are no plans for a park space at this location due to its proximity to nearby businesses and traffic.

On April 21, 2015 the required neighborhood meeting was held. No comments were received in favor or in opposition.

On May 18, 2015, the Planning and Zoning Commission held a public hearing and tabled the item to the June 1, 2015 meeting due to concerns regarding traffic, compliance with the Comprehensive Plan and the possibility of retaining the property for future municipal projects such as a park or parking lot. On June 1, 2015 the Planning & Zoning Commission motion to recommend approval failed, 3-5-0.

Recommendation:

Staff recommends approval of this zoning map amendment. The amendment is consistent with the Comprehensive Plan and with the existing surrounding uses. Parks department is recommending retention of an easement as part of our parks trail system. This easement will be retained and made part of any executed conveyance. Traffic issues will be addressed upon submission of a property development plan through the DRC process.

Attachments:

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

CONTRACT ORIGINATION:

Planning Department

Applicant/Owner: City of League City

FUNDING

{ X } NOT APPLICABLE

{ } Funds are available from Account # _____

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