



Legislation Text

File #: 15-0392, **Version:** 1

Hold a public hearing on Zone Change Application, Z15-12 (355 Newport Blvd.), a request to rezone approximately 0.4 acres from “PS” (Public / Semi-Public) to “CG” (General Commercial), generally located south of West Main Street (FM 518), east of Ellis Landing and west of Newport Boulevard, with the approximate address being 355 Newport Boulevard in League City, Texas (Director of Planning and Development)

Approval of this item will rezone the 0.4-acre property from “PS” (Public / Semi-Public) to “CN” (Neighborhood Commercial) as recommended by the Planning and Zoning Commission. The original hearing notice was for zoning designation of "CG" (General Commercial).

Project Timeline:

September 2014 - EMS Station #2 relocates to recently expanded Fire Station #2.

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 recommended to amend and approve the zoning of the property to “CN” (Neighborhood Commercial).

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 has most recently been the site of EMS Station #2, located directly adjacent to the Newport Subdivision. In September of 2014, the expansion of Fire Station #2 on Hobbs Road was completed in which EMS Station #2 and Fire Station #2 have been consolidated under one roof. As a result, the subject property has been identified as one of nine properties throughout League City that is considered unneeded and is being prepared for sale to the public. In addition, this tract was identified for rezoning to better complement the zoning in the immediate area.

The intent of the “CN” (Neighborhood Commercial) zoning district is to provide for areas of smaller-scaled and pedestrian-oriented, neighborhood-serving, commercial and mixed use developments, typically less than 10,000 square feet in size including uses such as retail, office space and restaurants.

The Future Land Use Plan of the 2035 Comprehensive Plan identifies the subject property as “Enhanced Auto Dominant Commercial”. Enhanced Auto Dominate Commercial focuses on the convenience and access for customers and employees almost exclusively by automobile. These districts are typically at major intersections or linear along major roadways as standalone or retail strip centers. Walkability and connectivity are minimal. The buildings are typically setback with parking dominating the site. Landscaping is emphasized, but most often is an accent to parking or the structures. Uses of the property are generally limited to retail with some office spaces and are rarely mixed.

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

At the May 18, 2015 public hearing, concerns were expressed from residents of the neighborhood with respect to the intensity of the proposed use, potential trip generation and an overall sense of compatibility with the residential neighborhood. Planning and Zoning Commission recommended to amend and approve the zoning of the property to “CN” (Neighborhood Commercial), 7-0-0 on May 18, 2015. The Commission recommended the less intensive “CN” zoning district due to concerns for the uses permitted within the “CG” zoning district and felt that the “CN” zoning district would provide a buffer between the residentially zoned neighborhood to the south and the commercially zoned area to the north.

Recommendation:

Staff recommends approval of this zoning map amendment to CN. The amendment is consistent with the Comprehensive Plan and with the existing surrounding uses. CN zoning designation will provide opportunity for reuse of the property that is compatible with the surrounding residential uses and will buffer these residential uses from the neighboring CG zoned property. Traffic issues will be addressed upon submission of a property development plan through the DRC process.

Attachments:

1. Data Sheet
2. Zoning/Notification Map
3. Excerpt Minutes from May 18, 2015 P&Z Meeting
4. Staff Report & Attachments

Origination:

Planning Department

Applicant/Owner: City of League City

FUNDING

{ } NOT APPLICABLE

{ } Funds are available from Account # _____

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