



Legislation Text

File #: 15-0393, **Version:** 1

Hold a public hearing on Zone Change Application, **Z15-10 (2002 Marina Bay Dr.)**, a request to rezone approximately 0.3 acres from “PS” (Public / Semi-Public) to “CN” (Neighborhood Commercial), generally located north of Marina Bay Drive (FM 2094), east of Seminole Drive and west of Glen Cove Boulevard with the approximate address being 2002 Marina Bay Drive in League City, Texas (Director of Planning and Development)

A public hearing is required for this zone change application to the “CN” (Neighborhood Commercial) zoning district.

Project Timeline:

1966 - City of League City annexes the Glen Cove Subdivision into the city limits.

December 2008 - The above ground water tank on the property is demolished.

September 2009 - The water well is placed out of service and plugged.

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 approval.

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 after the Glen Cove Subdivision was annexed into League City in 1966. The property had been the site of an above ground water tank and a water well that were constructed to serve the Glen Cove Subdivision. Due to issues with age and degradation, the water tank was removed in 2008 and the water well was decommissioned in 2009. As a result, the 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.

On May 18, 2015, the Planning and Zoning Commission held a public hearing and recommended approval, 7-0-0. CN

zoning is compatible and in keeping with the adjacent CN zoning and no concerns were brought forward during the hearing process.

Recommendation:

Staff recommends approval of this zoning map amendment to CN. The amendment is consistent with the Comprehensive Plan and with the existing adjacent CN zoned land and surrounding uses. CN zoning designation will provide opportunity for reuse of the property that is compatible with abutting commercial and residential uses.

Attachments:

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

CONTRACT 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 # _____