



Legislation Text

File #: 15-0615, **Version:** 1

Consider and take action on Ordinance No. 2015-36 amending Ordinance No. 2005-24 to rezone approximately 0.94 acres (Z15-15 Parkway Commons) from “OS-PUD” (Open Space with a Planned Unit Development Overlay) to “CM-PUD” (Mixed Use Commercial with a Planned Unit Development Overlay), legally described as the eastern approximately 118 feet of Abstract 32, Rafael Basquez Survey, Tract 4, generally located south of League City Parkway (SH 96), west of Seacrest Boulevard in League City, Texas - Second Reading (Director of Planning and Development)

City Council approved first reading, 8-0-0 on September 22, 2015.

Approval of this item would rezone the 0.94 acre property from an open space district to a mixed use commercial district, which would permit the construction of parking for a commercial development.

Project Timeline:

February 3, 2011 - Master Plan approved for Hidden Lakes Master Plan.

July 16, 2015 - Applicant holds Pre-application meeting, no one was in attendance

July 20, 2015 - Applicant submits application to rezone 0.94 acre property for proposed development.

August 31, 2015 - Planning & Zoning Commission held a public hearing and recommended approval, 3-0-0 with 2 absent.

September 22, 2015 - City Council approved on first reading 8-0-0.

October 13, 2015 - Subject to approval on first reading, City Council to consider request on second reading.

Project Summary:

The applicant indicates the intent to develop the remainder of the property already zoned “CM-PUD” for a retail center. The “OS” zoned portion of the site is required to be rezoned to conform with the rest of the property as the applicant is planning on placing a portion of the retail center parking in the “OS” portion. The “OS” portion of the property contains a 140 foot Electrical Transmission Easement for Texas New Mexico Power (TNMP). An agreement between the property owner and TNMP will be required prior to any development of the easement area.

The general area surrounding the property is classified in the Future Land Use Plan as “Enhanced Auto Dominant Commercial” which provides for commercial development that focuses on the convenience and access for customers and employees almost exclusively by automobile. The remainder of the property, which is zoned “CM-PUD” is also classified as “Auto Dominant Commercial” by the Future Land Use Plan.

On August 31, 2015, the Planning and Zoning Commission held a public hearing and recommended approval by a vote of 3-0-0 with 2 absent. During the P&Z public hearing there were no speakers for or against this request. The Planning Department received one email from a neighbor concerned about the increase in commercial development and drainage concerns.

Staff Recommendation:

Staff recommends approval to “CM-PUD” as the request is in accordance with the Future Land Use Map of the Comprehensive Plan and that the remainder of the subject property is also zoned “CM-PUD”. If denied, the property would remain zoned as open space and commercial development of the remainder of the property will need to be scaled down.

Attachments:

1. Data Sheet

2. Ordinance 2015-36
3. Exhibit "A"

ORIGINATION:

Planning Department

Applicant/Owner: King Development Services/SH 96 South Shore, LLC

FUNDING

☒ NOT APPLICABLE

☐ Funds are available from Account # _____

☐ Requires Budget Amendment to transfer from Account # _____ to Account # _____