



Legislation Text

File #: 16-0853, **Version:** 1

Consider and take action on Ordinance No. 2016-04, amending Ordinance No. 2005-24 for (**Z15-07 Kenwood [Tuscan Lakes] CGR Amendment**), to rezone approximately 9.2 acres of the existing Kenwood PUD overlay from “CGR-PUD” (Commercial General Residential with a Planned Unit Development Overlay) to “RSF-PUD” (Residential Single Family with a Planned Unit Development Overlay), generally located north of League City Parkway and east of Louisiana Street in League City, Texas - Second Reading (Director of Planning and Development)

City Council approved on first reading, 4-2-0, with 1 absent on February 9, 2016.

Approval of this item would rezone the 9.2-acre property from a mixed commercial and residential zoning district to a single-family residential district, which would facilitate the development of a proposed 46 duplex units.

City Council tabled this item, requesting further information from the applicant regarding proposed elevations of the project, 8-0-0 on May 26, 2015. This item was pulled from the table at Council’s June 9, 2015 meeting and postponed to July 14, 2015, then subsequently postponed to August 11, 2015. No action was taken by the Council on August 11, 2015.

Project Timeline:

April 22, 2003 - City Council approves the Concept Plan/PUD Document for the Tuscan Lakes (Kenwood) PUD. Subject property is zoned “CGR-PUD” (Commercial General Residential with a Planned Unit Development Overlay).

March 19, 2015 - Applicant holds required pre-application neighborhood meeting with Tuscan Lakes residents. The submitted sign-in sheet indicates that eight (8) neighbors attended the meeting. According to the applicant the comments were mostly concerned about the height of any townhome project and a preference for the duplex proposal.

March 23, 2015 - Applicant submits application to rezone 9.2 acre property from “CGR-PUD” (General Commercial Residential with a Planned Unit Development Overlay) to “RSF-PUD” (Residential Single Family with a Planned Unit Development Overlay) for a proposed townhome or duplex development.

April 12, 2015 - Public notice published in the *Post* newspaper.

April 13, 2015 - Planning staff mailed public hearing notices to the surrounding property owners and installed public hearing signs on the property.

April 13, 2015 - Public notice mailed to property owners within 500 feet.

May 4, 2015 - Planning & Zoning Commission conducted a public hearing and recommended approval, 7-0-0. The recommendation was based upon the proposed development serving as a transitional area of higher density residential between the traditional single-family residential and the commercial corridor along League City Parkway.

May 26, 2015 - City Council conducted a public hearing and voted to table the item, 8-0-0. The Council asked the applicant to eliminate the townhome proposal and provide potential architectural renderings of the project.

June 9, 2015 - City Council pulled this item from the table and postponed action to July 14, 2015, 7-0-1.

July 14, 2015 - City Council voted to postpone action to August 11, 2015, 7-0-0 with one absent.

August 11, 2015 - City Council took no action on the item.

December 1, 2015 - Applicant requests City to reconsider the item.

January 18, 2016 - Applicant holds a neighborhood meeting with owners within 500 feet of the site.

February 9, 2016 - City Council approved on first reading, 4-2-0 with 1 absent.

February 23, 2016 - City Council to consider request on second reading.

Project Summary:

The property is currently zoned under the Tuscan Lakes Master Plan as “CGR” (General Commercial Residential). The CGR district was a combination of two zoning districts, Single-Family Residential and General Commercial. The CGR

district was regulated by the Commercial Development standards in the 2001 Zoning Ordinance. This proposed amendment would remove commercial uses as allowable uses and retain the single-family zoning as well as amending the development standards on the subject site. The property owner is proposing to construct 46 duplex units on the site.

The Future Land Use Plan of the 2035 Comprehensive Plan identifies the area as “Enhanced Auto Dominant Commercial”. The proposed amendment, while not commercial in nature, would serve as a transitional area of higher density residential between the traditional single-family residential and the commercial corridor along League City Parkway.

Staff Recommendation:

Staff recommends that the current CGR-PUD zoning remain in place. While the design standards/thresholds previously requested by the City Council have been addressed, a commitment to exceed the “cost of service model for new residential units” remains outstanding. In addition, approving the request would reduce the available commercial/retail space along one of the City’s major thoroughfares.

Attachments:

1. Data Sheet
2. Ordinance No. 2016-04
3. Exhibit “A”

CONTRACT ORIGINATION:

Planning Department

Applicant: Matt Stoops of BGE/Kerry R. Gilbert & Associates, Inc.

Owner: Robert B. Douglas, Jr. of Johnson Development

FUNDING

☒ NOT APPLICABLE

☐ Funds are available from Account # _____

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