



Legislation Text

File #: 21-0014, **Version:** 1

Consider and take action on Ordinance No. 2020-38, an ordinance approving a Rezoning, MAP-20-0002, (2801 Calder Drive), to rezone approximately 2.55 acres from “RSF-20” (Single-Family Residential with a minimum lot size of 20,000 square feet) to “CG” (General Commercial), generally located along the west side of Calder Drive, approximately 315 feet north of Oleander Lane with the address of 2801 Calder Drive - Second Reading (Executive Director of Development Services)

Planning and Zoning Commission recommended approval on November 16, 2020, 5-2-0 with 1 absent. City Council approved first reading, 6-0-0 with two absent.

Approval of this request will rezone approximately 2.55 acres to “CG”.

Project Timeline:

May 29, 2018 - A predevelopment meeting was held with the owner for the construction of an office/warehouse facility.

May 19, 2020 - The applicant submitted a rezone request to the Planning Department. However, since a pre-application neighborhood meeting was not previously held, staff placed the request on hold until the prerequisite meeting was held.

May 27, 2020 - Staff reviewed the submittal and compiled comments of missing items and returned the comments to the applicant.

August 17, 2020 - The applicant submitted the second submittal with items missing.

September 10, 2020 - Virtual Zoom neighborhood meeting was conducted. There were three (3) attendees. Staff requested the applicant also hold a physical meeting to ensure everyone was included.

October 13, 2020 - An in-person neighborhood meeting was conducted with no attendees.

October 20, 2020 - The applicant submitted all application documents with two neighborhood meeting agendas and minutes.

October 22, 2020 - Planning staff sent out public hearing notices to the surrounding property owners and installed public hearing signs on the property. Notice of public hearings published in the newspaper.

November 16, 2020 - Planning & Zoning Commission held a public hearing and made a recommendation of approval to City Council.

December 8, 2020 - City Council held a public hearing and approved the first reading 6-0-0.

Project Summary:

The applicant owns two parcels directly north of the Semail Mobile Home Subdivision. The southern tract, directly adjacent to the mobile home subdivision is zoned “CG”. The northern tract is zoned “RSF-20”. Currently, there are no existing structures on either of the two tracts. The applicant is proposing to combine the two tracts to construct an office/warehouse facility. Their current proposal details a total of four buildings with 119 parking spaces. Although an office/warehouse use is the current proposal for the site, should the property be rezoned, a number of other uses could occupy the property.

The requested change of zoning is for the north portion of Tract I. The south portion of Tract I is currently zoned "CG" (General Commercial). Based on the zoning of surrounding properties, a 50-foot buffer is required along the side and rear property lines. This would leave only 80 feet of developable area within the Tract that is currently zoned "CG". The proposed rezoning would add 150 feet of developable space to the site. The commercial property would still need to buffer on the side and rear property lines, but there would be enough space left to feasibly develop the property. The proposed buffer adjacent to the residentially zoned properties will consist of an 8-foot tall fence and a minimum of 145 tree plantings. This buffer yard will help maintain the concept of open space around the development and provide separation from the adjacent properties.

Although the adjacent property to the south is the only property on the west side of Calder Drive, for several blocks, zoned "CG" General Commercial, the Future Land Use Plan shows the west side of Calder Drive, south of the subject property, transitioning to commercial over time. Calder Drive has numerous large commercial developments on the east side of the road (Pinnacle Park and Big League Dreams). With the Ervin Street connection completed, we anticipate a transition to commercial on the west side of Calder Drive.

During the neighborhood meeting the surrounding property owners raised concerns about traffic, how property values would be affected and drainage of the new development. Calder Drive is proposed to be a minor arterial roadway that should be sufficient to collect traffic from businesses. The business will also be required to follow League City Drainage Standards for new development. The proposed development will not have an adverse drainage impact on adjacent properties. There have been two residents within 500 feet that sent emails in opposition of this request.

On November 16, 2020, the Planning and Zoning Commission held a public hearing and considered the request. The Planning and Zoning Commission recommended approval, 5-2-0 with one member absent. On December 14, 2020, the City Council held a public hearing and considered the request. The City Council recommended approval, 6-0-0 with two members absent.

Staff recommends the City Council approve the request for a rezoning.

Attachments:

1. Data Sheet
2. Ordinance No. 2020-38
3. Exhibit A
4. Exhibit B

CONTRACT ORIGINATION:

Development Services

Applicant: Cory P. Decuire

Owners: Calder Interests, LLC

FUNDING

{ } Funds are available from Account # _____

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

{ x } NOT APPLICABLE

STRATEGIC PLANNING

{ } Addresses Strategic Planning Critical Success Factor # _____ and Initiative # _____
{ x} NOT APPLICABLE