



Legislation Text

File #: 21-0233, **Version:** 1

Hold a public hearing on a request for a Rezoning, MAP-21-0001 (Multiple Parcels, Rights of Way and Easements along W. FM 646), to rezone approximately 15 acres of land area comprised of 20 parcels from “CO” (Office Commercial) to “CG” (General Commercial) and rezone the adjacent rights-of-way and easements from “OS” (Open Space) to “CG” (General Commercial), generally located along the south side of W. FM 646 and west of SH 3 (Executive Director of Development Services)

A public hearing is required to consider the change of zoning from “CO” (Office Commercial) and “OS” (Open Space) to “CG” (General Commercial).

Project Timeline:

December 16, 2020 - Staff had a meeting to discuss the staff-initiated rezoning of these properties from “CO” (Office Commercial) to “CG” (General Commercial).

January 4, 2021 - Notices went out to the property owners of these lots advising them of the staff-initiated change of zoning and requesting them to notify staff with any questions, concerns or objections.

March 1, 2021 - Item was originally scheduled for Planning and Zoning Commission, but the meeting was cancelled due to lack of quorum.

March 2, 2021 - Notices were sent to the property owners within 200 feet of the subject properties.

March 2, 2021 - Notices were posted in the newspaper and on the subject properties.

April 5, 2021 - Planning and Zoning Commission heard the case and recommended approval, 7-0-0 with one member absent.

April 27, 2021 - City Council is scheduled to hear the item on first reading.

Project Summary:

While working with property owners in this area, staff has found that the current zoning district of “CO” (Office Commercial) is not consistent with the Future Land Use Plan or the character of the area. Staff is requesting the zoning change to allow for a wider range of commercial uses on these parcels and to make the zoning more consistent with existing development.

The land uses on the subject properties consist of a drive through ATM kiosk, two single family homes, the Vanderford Air Conditioning Service office and warehouse, and a Gymnasium. Along Spruce Street there is vacant land, the American Cheer Power, Kid City, Kid City 2, and the Bay Area Pole Vaulting training center. Most of the existing uses are not permitted by the existing “CO” zoning district. A change of zoning to “CG” will allow for the existing uses to be conforming to the code and allow for similar uses consistent with the character of the area to operate at these locations.

The FM 646 corridor is mostly zoned “CG”, especially along the south side of the roadway. The “CG” zoning district extends approximately 3,300 feet to the west and 3,100 feet to the east along the south side of FM 646. The proposed rezoning is consistent with existing zoning and development patterns along this corridor.

Sixty-one notices were sent out to property owners within the rezoning area and within 200 feet of the subject property. No response in opposition and one response in favor was received. On April 5, 2021, the Planning and

Zoning Commission recommended unanimous approval of the request, 7-0-0.

Staff recommends approval of the request to rezone approximately 15 acres of land from “CO” (Office Commercial) and “OS” (Open Space) to “CG” (General Commercial).

Attachments:

1. Data Sheet
2. Planning and Zoning Commission Staff Report
3. Excerpt Minutes from the April 5, 2021, P&Z Commission Meeting

CONTRACT ORIGINATION:

Development Services

Applicant: City of League City

Owners: Multiple Owners

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