



Legislation Text

File #: 21-0260, **Version:** 1

Hold a public hearing on a request for a Rezoning, MAP-21-0003 (Hidden Lakes PUD and Unimproved ROW), to rezone approximately 10.24 acres from “OS” (Open Space) and “CM-PUD” (Commercial Mixed Use within the Hidden Lakes Planned Unit Development) to “CG” (General Commercial), generally located south of League City Parkway (SH 96), east of Tuscan Lakes Boulevard, and north of FM 646 (Executive Director of Development Services)

A public hearing is required to consider the change of zoning from “CM-PUD” (Commercial Mixed Use within the Hidden Lakes Planned Unit Development) and “OS” (Open Space) to “CG” (General Commercial).

Project Timeline:

March 10, 2021 - Notices were sent by staff to property owners within 200 feet that a meeting will be held to discuss the change of zoning on March 25, 2021 at 3:00 pm.

March 25, 2021 - Pre-application meeting was held to discuss the change of zoning. There were no attendees.

March 29, 2021 - Notices were sent to the property owners within 200 feet of the subject properties notifying them of the Planning and Zoning Commission and City Council meetings.

April 2, 2021 - Notices posted on the property, in the paper and at City Hall.

April 19, 2021 - Planning and Zoning Commission held a public hearing and made a recommendation of approval to City Council, 5-0-0.

May 11, 2021 - City Council is scheduled to hold a public hearing and potentially act on the Change of Zoning request.

Project Summary:

The request is to change the zoning from “CM-PUD” (Commercial Mixed Use inside the Hidden Lakes Planned Unit Development) to “CG” (General Commercial) on 6.43 acres along the south side of League City Parkway (SH 96). The remainder of the property is divided by unopened rights-of-way zoned “OS” (Open Space), which will also be rezoned to “CG” with this request. The proposed change of zoning will create 53.62 acres of contiguous property zoned “CG” for future general commercial development.

Most of the properties along League City Parkway (SH 96) are a mix of “CM” and “CG” zoning districts. The proposed change to “CG” is compatible with the existing pattern of zoning along League City Parkway (SH 96) and it is compatible with the zoning on the adjacent properties to the south. The Hidden Lakes PUD has specific language that allows for general commercial land uses on commercially zoned properties within the PUD. Therefore, the proposed change of zoning on the property within the Hidden Lakes PUD will not change any allowable uses, but it will make the zoning designation consistent with the properties to the south.

The rights-of-way that are currently zoned “OS” are unimproved with no plans to extend the roadways. However, if roadways are developed in the future, the proposed change of zoning would have no effect. The proposed change of zoning will allow for future commercial construction on property that would otherwise not be able to be developed with commercial uses.

If approved, the rezoning will make the 53.62 contiguous acres a consistent zoning district. With all the

adjacent properties zoned “CG”, the likelihood of these properties being developed together without any zoning conflicts increases.

Four notices were sent out to property owners within 200 feet of the subject property. No response in opposition or in favor was received. On April 19, 2021, the Planning and Zoning Commission recommended unanimous approval of the request, 5-0-0.

Staff recommends approval of the request to rezone approximately 10.24 acres of land from “CM-PUD” (Commercial Mixed Use within the Hidden Lakes Planned Unit Development) 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 19, 2021, P&Z Commission Meeting

CONTRACT ORIGINATION:

Development Services

Applicant: City of League City

Owners: City of League City and Young Won Park

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