



City of League City, TX

300 West Walker
League City TX 77573

Text File

File Number: 24-0088

Agenda Date: 2/27/2024

Version: 1

Status: Draft

In Control: Development Services

File Type: Agenda Item

Title

Consider and take action on Ordinance No. 2024-06, an ordinance rezoning approximately 1.67 acres from “RSF-7” (Residential Single-Family 7) to “CG” (General Commercial), **MAP-23-0006 (2309 19th Street)**, generally located four blocks west of Highway 3, three blocks south of FM 646, along the north side of 19th Street with an address of 2309 19th Street - Second Reading (Director of Planning)

The Planning and Zoning Commission recommended approval, 6-2-0 on January 22, 2024. City Council approved the first reading, 7-0-0 on February 13, 2024.

..Background:

Project Timeline

December 8, 2015 - The property was zoned “RSF-7” (Residential Single-Family 7) as part of the City’s annexation of this section of the City under Ordinance 2015-44. Newly annexed property in League City is automatically zoned “RSF-7.”

April 27, 2023 - The applicant held a neighborhood meeting in League City. The sign-in sheet indicates that there were no attendees and no comments from the public.

October 2, 2023 - The applicant submitted a rezoning request to the Planning Department.

January 5, 2024 - Public hearing notices were mailed to the surrounding property owners, and a public hearing sign was posted on the property.

January 7, 2024 - A public notice was published in the newspaper.

January 22, 2024 - The Planning & Zoning Commission conducted a public hearing and made a recommendation of approval by a vote of 6-2-0.

February 13, 2024 - City Council held a public hearing and approved the request on first reading, 7-0-0.

February 27, 2024 - If approved on first reading, City Council will consider the second reading of the request.

Project Summary:

Approval of this request will rezone approximately 1.67 acres from “RSF-7” (Residential Single-Family 7) to “CG” (General Commercial). The proposed change will allow the future development of a landscape business.

In 2015, the subject property was part of 94 acres that was annexed along the southern city limits of League City. In accordance with the zoning regulations, upon annexation, all annexed properties are zoned as “RSF-7.” The western portion of the annexation (west of Borden’s Gully) is comprised of

existing large lot and master planned residential properties. The eastern portion of the annexed area, immediately surrounding the subject property, has a mixture of both commercial and residential properties that are currently vacant. There are existing single-family homes located at the intersection of SH 3 and 19th Street, and two blocks south, within the City of Dickinson.

City Council approved a similar rezoning request from “RSF-7” to “CG” at the corner of 20th Street and SH 3 in 2023. Staff anticipates the properties along 19th and 20th Streets to continue to transition to commercial as they develop. The rezoning request to "CG" is consistent with the Future Land Use Map in the 2035 Comprehensive Plan, which also identifies this area as transitioning to commercial.

Notices were mailed to property owners within 200 feet of the subject property. The city has not received any responses either in favor or opposition to the request.

On January 22, 2024, the Planning and Zoning Commission held a public hearing. The Planning and Zoning Commission recommended approval by a vote of 6-2-0.

On February 13, 2024, City Council held a public hearing and approved the first reading, 7-0-0.

Attachments:

1. Data Sheet
2. Ordinance No. 2024-06
3. Exhibit “A”

CONTRACT ORIGINATION:

Planning Department

Applicant: Jose D. Orellana, Estructura, LLC

Owner: Estructura, LLC

FUNDING

{X} NOT APPLICABLE

STRATEGIC PLANNING

{X} Addresses Strategic Planning Critical Success Factor #8 (Quality-Built Environment)