

## Zoning Change MAP-26-0001 (1900 Block Wyoming Avenue)

<b>Request</b>	Rezone approximately 1.79 acres from “RSF-5” (Residential Single Family 5) to “CG” (General Commercial) in the 1900 block of Wyoming Avenue.
<b>Applicant/ Owner</b>	Bob Parks of South AYS, LLC.
<b>City Council</b>	Public Hearing & First Reading – <i>April 14, 2026</i> ; <i>Second Reading – April 28, 2026</i>
<b>Location</b>	Generally located along the west side of Wyoming Avenue and four blocks south of Farm to Market Road 646 (FM 646).
<b>Citizen Response</b>	6 – Notices Mailed to Property Owners within 200 feet 0 – Communications of Support Received 0 – Communications of Opposition Received
<b>Attachments</b>	1. Zoning Map 2. Aerial Map 3. 2035 Comprehensive Plan Future Land Use Plan 4. Property Survey 5. Applicant Letter 6. Neighborhood Meeting Documents 7. List of Land Uses for the “CG” zoning district

The Commission should consider the following findings in its deliberation, which shall be utilized to substantiate its decision. To determine the extent to which the proposed zonings would be compatible with surrounding properties, the surrounding land uses and the performance impacts should be considered.

**Background**

**August 10, 1999** – The property was initially zoned as “IH” Heavy Industrial.  
**August 30, 2005** – The property was rezoned to “RSF-5” (Residential Single-Family 5) as part of the City’s Zoning Map and Ordinance revisions of 2005.  
**December 29, 2025** – The applicant held a neighborhood meeting in League City. The sign-in sheet indicates that no neighbors attended the meeting.  
**February 3, 2026** – The applicant submitted a rezoning request to the Planning Department.  
**February 19, 2026** - Public hearing notices were mailed to the surrounding property owners.  
**February 20, 2026** – A public hearing sign was posted on the property and published on the city’s website.  
**February 22, 2026** – Notice was published in the newspaper.  
**March 12, 2026** - Planning & Zoning Commission is scheduled to conduct a public hearing and make a recommendation to City Council.  
**April 14, 2026** – City Council is scheduled to conduct a public hearing and consider the request on first reading.  
**April 28, 2026** – If approved on first reading, City Council will consider the second reading of the request.

**Proposal**

The request is made to rezone 1.79 acres of land from “RSF-5” (Residential Single Family 5) to “CG” (General Commercial) with the intention of using the property as a storage yard for large equipment.

The subject property is owned by South AYS which also owns the neighboring property to the southeast outside city limits (League City ETJ). South AYS operates a storage business for

boats that is compatible with the type of storage proposed for the subject property. Keen Transport is currently leasing the subject property and the neighboring property outside city limits to store their additional equipment.

In addition to their business growth, Keen Transport is currently having property acquired by TxDOT for the future widening of Farm to Market Road 646. The effects of TxDOT's expansion are requiring significant changes on the FM 646 site.

**Neighborhood Meeting**

A neighborhood meeting was held by the Applicant on December 29, 2025. The sign-in sheet shows that there were no attendees.

**Site and Surrounding Area**

The parcel is a cleared piece of property that sits next to a storage / yard and marina located outside city limits owned by South AYS.

Direction	Surrounding Zoning	Surrounding Land Use
North	“RSF-5”	Boat storage
South	Outside city limit	Equipment and boat storage and marina
East	“IL”	Landfill
West	“RSF-5”	Undeveloped

**Nonconformances**

Based on the request, approval of the proposed zoning district would not create any nonconformances with respect to the property.

**Zoning Analysis**

The Wyoming Avenue corridor has a mix of commercial, industrial and agricultural uses from Farm to Market Road 646 to the end of the road outside city limits. The rezoning to CG is compatible with the mix of existing uses along Wyoming Avenue.

The intent of the “CG” zoning district provides areas for large-scale pedestrian and auto-oriented commercial development. The CG zoning district allows for a large variety of commercial uses by right.

The proposed rezoning will bring the existing use of the subject property into conformance with the UDC and be compatible with the existing use on the neighboring property outside of the city limits.

**Conformity with Comprehensive Plan**

The subject property is identified on the Future Land Use Plan as “Enhanced Auto Dominate Commercial” (EADC). All of the surrounding properties within the city limits are also shown as EADC. The proposed CG zoning conforms with the Future Land Use Plan.

**Access and Traffic Impacts**

Direct access to the properties is provided via Wyoming Avenue from FM 646.

**Wyoming Avenue**

	Existing Conditions	Proposed Conditions
<i>Roadway Type</i>	Collector	Collector
<i>ROW Width</i>	70 Feet	70 Feet
<i>Pavement Width and Type</i>	2-lane, undivided, 25-foot-wide travel lanes with open drainage.	2-lane, undivided, 24-foot-wide travel lanes with concrete curb and gutter.

**Utilities**

City water and sewer services are not available to the property.

- Floodplain** The northern portion of the property is located within the X Flood zone (0.2 percent annual chance flood hazard area). The remaining half is not designated.
- Criteria in Support of Recommendation** Based upon the information provided, staff has determined that the proposed zoning request:
- Is consistent with the Comprehensive Plan’s Future Land Use Plan.
  - Is consistent with the existing adjacent land uses along the Wyoming Avenue corridor.
  - Would not create any non-conformances.
- Recommendation** Based on the criteria listed above, staff recommends approval of this rezone request.

For additional information, you may contact Vince Husted, Senior Planner at 281-554-1079 or at [vince.husted@leaguecitytx.gov](mailto:vince.husted@leaguecitytx.gov)

# Attachment #1

F31.046

WYOMING AVE

City Limit

Subject Property

200 ft Notification Buffer

19th ST

City Limit

### Zoning Districts

- Residential Single Family 20
- Residential Single Family 10
- Residential Single Family 7
- Residential Single Family 5
- Residential Single Family 2
- Residential Multi-Family 2
- Residential Multi-Family 1.2
- Neighborhood Commercial
- General Commercial
- Office Commercial
- Mixed Use Commercial
- Limited Industrial
- General Industrial
- Public and Semi-Public
- Open Space
- Old Towne
- Old Towne Transition

Wyoming Ave



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LEAGUE CITY

Geospatial or map data maintained by the City of League City is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries. League City GIS Department 11/20/2023



Subject Property

Wyoming Ave



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# Attachment #3

F31.046

WYOMING AVE

19th ST

Subject Property

200 ft Notification Buffer

## Future Land Use

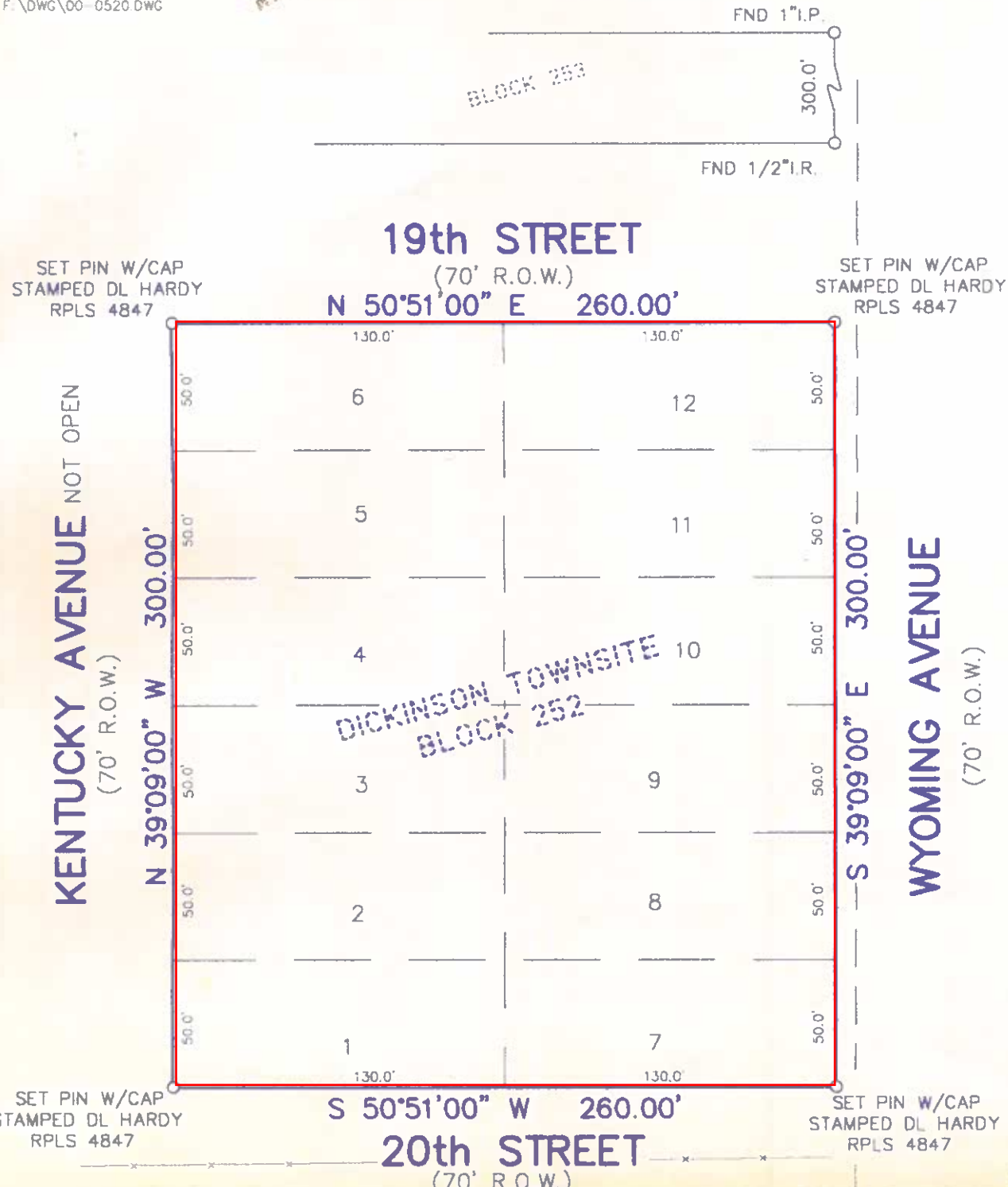
- Rural/Estate Residential
- Park/Open Space/Natural
- Suburban Residential
- Suburban Village
- Suburban Commercial
- Enhanced Auto Dominant Residential
- Enhanced Auto Dominant Commercial
- Urban High
- Urban Low
- Public/Institutional

Wyoming Ave



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June 18, 2000

Survey of All of Blocks Two Hundred Fifty-one (251) and Two Hundred Fifty-two (252), of **DICKINSON TOWNSITE**, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 155, Page 10, of the Map Records in the Office of the County Clerk of Galveston County, Texas.

I hereby certify that on the above date, the herein described Lots were surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.



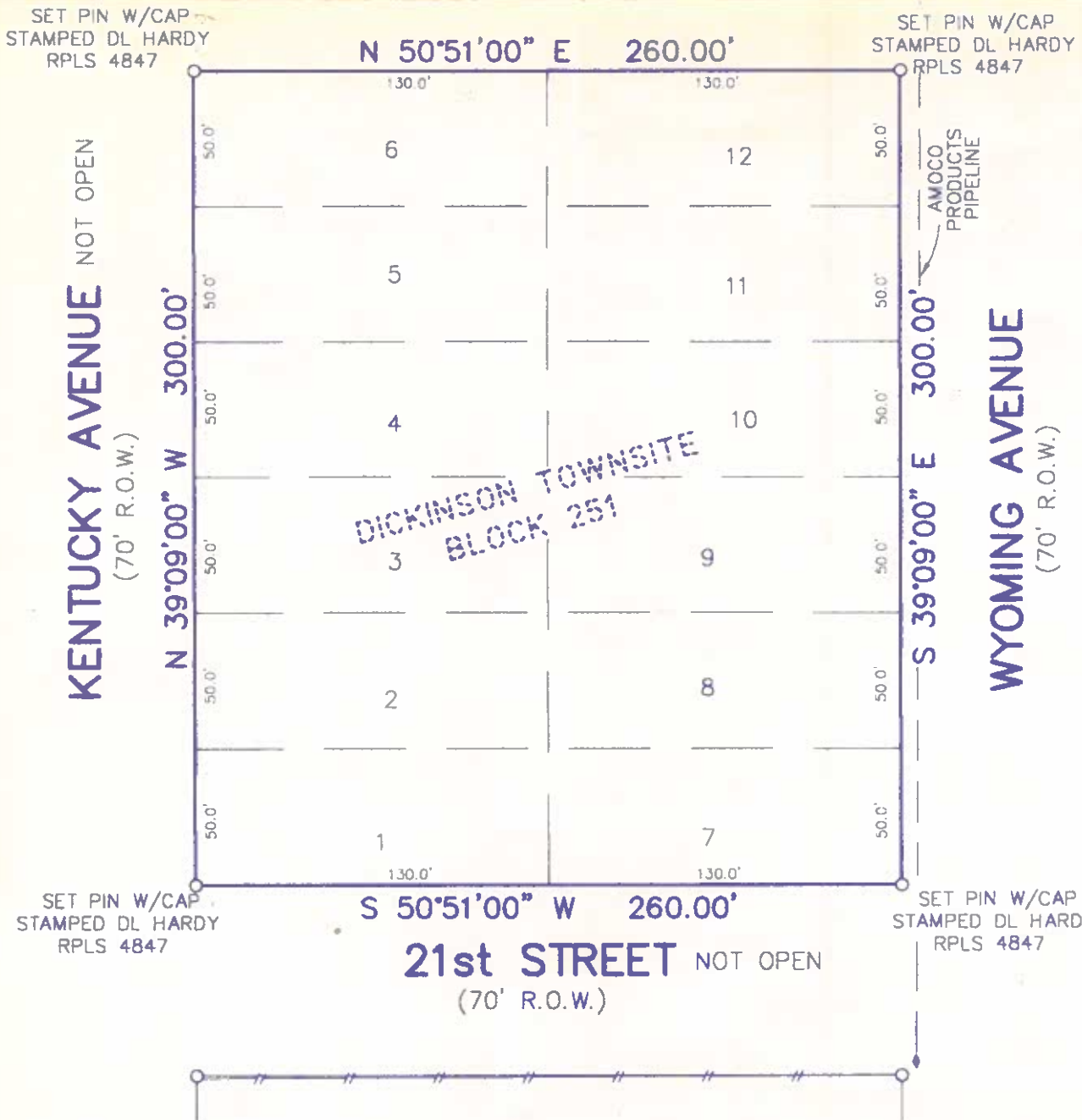
DALE L. HARDY & Associates

*[Signature]*  
Dale L. Hardy  
Registered Professional  
Land Surveyor 4847

Borrower: Robert K. Parks and Cassandra Dyson

Notes: This property does not lie within the 100 Year Flood Plain as determined by FEMA and as shown on FIRM 485470, 0095 C, Zone C, dated May 2, 1983.

This survey has been prepared based on Title Commitment provided by Stewart Title Company, G.F. #00207250, dated June 6, 2000.



**DALE L. HARDY**  
AND ASSOCIATES

REGISTERED PROFESSIONAL LAND SURVEYORS

P.O. BOX 846, LEAGUE CITY, TEXAS 77574  
281-554-7739 409-785-8030 FAX: 281-554-8828

# South AYS LLC

890 Moss Rose Lane  
Driftwood, Texas 78619  
713-823-0699

## NATURE OF REZONING REQUEST

- South AYS LLC owns the commercial property immediately to the south of Block 252. The League City boundary line follows the southern side of Block 252.
- South AYS LLC has previously leased Blocks 220, 221, 250, and the adjoining undeveloped road right of ways to Keen Transportation beginning in March 2014. The leased property is used for a heavy off-road equipment lay-down yard.
- Keen Transportation is losing some property at their yard which is located off of FM 646 in League City due to Highway 99 construction.
- To compensate for the property loss, and to prevent Keen Transportation's operation interference, an agreement was reached between Keen Transportation and South AYS LLC to lease Block 252.
- The agreement which was made required surface stabilization with crushed concrete that would create a pervious surface suitable to stage both rubber tire and track equipment for transport.
- The agreement required fencing the property with a chain link fence.
- A landscaped berm has been established yielding a 20' set back from North Wyoming and from the pipeline to protect the high-pressure gasoline pipeline running along the west shoulder of North Wyoming Avenue.
- The existing drainage areas on the unimproved road right of ways formed by Kentucky Avenue (to the west side) and 19<sup>th</sup> Street (to the north side) have been contoured to create drainage to the recently constructed Galveston County Drainage Corridor which is located 590' to the west of Block 252.
- The requested rezoning from Single Family 5 (RSF-5) to General Commercial (CG) for Block 252 will create a property which is properly zoned.

Attachment #5

- The project for Block 252 is for pervious surface only. It does not include any buildings, electrical, sewer, water, sub-surface development, or above-grade development. The project creates a suitable staging area for heavy off-road equipment. Block 252 is contiguous with the adjoining property leased by Keen Transportation and is currently used for the same purpose.
- There is no environmental or air quality negative impact.
- The project rezoning increases the tax base for League City and enhances the continuation of Keen Transportation's business in League City.
- Adjacent properties include a landfill, a boat yard, heavy equipment lay-down yard, a marina, a boat rigging building, a commercial truck service building, 2 office buildings, a boat motor service building, and commercial signage.
- There are no residences on North Wyoming.

Attachments include:

1. Property Survey
2. Explanation of Drainage
3. Explanation of Landscape Berm

Submitted By:

*Robert K. Parks 1/6/2026*

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Robert K Parks, Manager, South AYS LLC

## Attachment #6

### Notice of Neighborhood Meeting

You are receiving this notice because you are a property owner within 200 feet of Block 252 located in League City, TX. You are invited to attend a meeting to discuss the rezoning request which the owner of Block 252 will soon make to change the zoning from Single Family 5 (RSF-5) to General Commercial (CG). Copies of various property Plats showing the relationship to your property are attached. This is not a city sponsored meeting, and a representative of the city may not be present. Minutes and notes from this meeting will accompany the application for rezoning. You may send a representative.

Meeting Location: 3304 N. Wyoming Ave. Dickinson, TX 77539

Date: December 29, 2025

Time: 9:00 AM

#### Project Description:

The project will consist of a gravel parking lot for new off- road equipment staged for transport to dealerships around the country. There will be no buildings. The project will be fenced.

#### Applicant:

South AYS, LLC c/o Bob Parks, Cell: 713-823-0699, Email: [Bob.Parks890@gmail.com](mailto:Bob.Parks890@gmail.com)

#### Property Owner:

South AYS, LLC, c/o Bob Parks, Cell: 713-823-0699, Email: [Bob.Parks890@gmail.com](mailto:Bob.Parks890@gmail.com)

December 8, 2025

# Attachment #6

PVI 646

WYOMING AVE

19th ST

200 ft Notification Buffer

Subject Property

### Zoning Districts

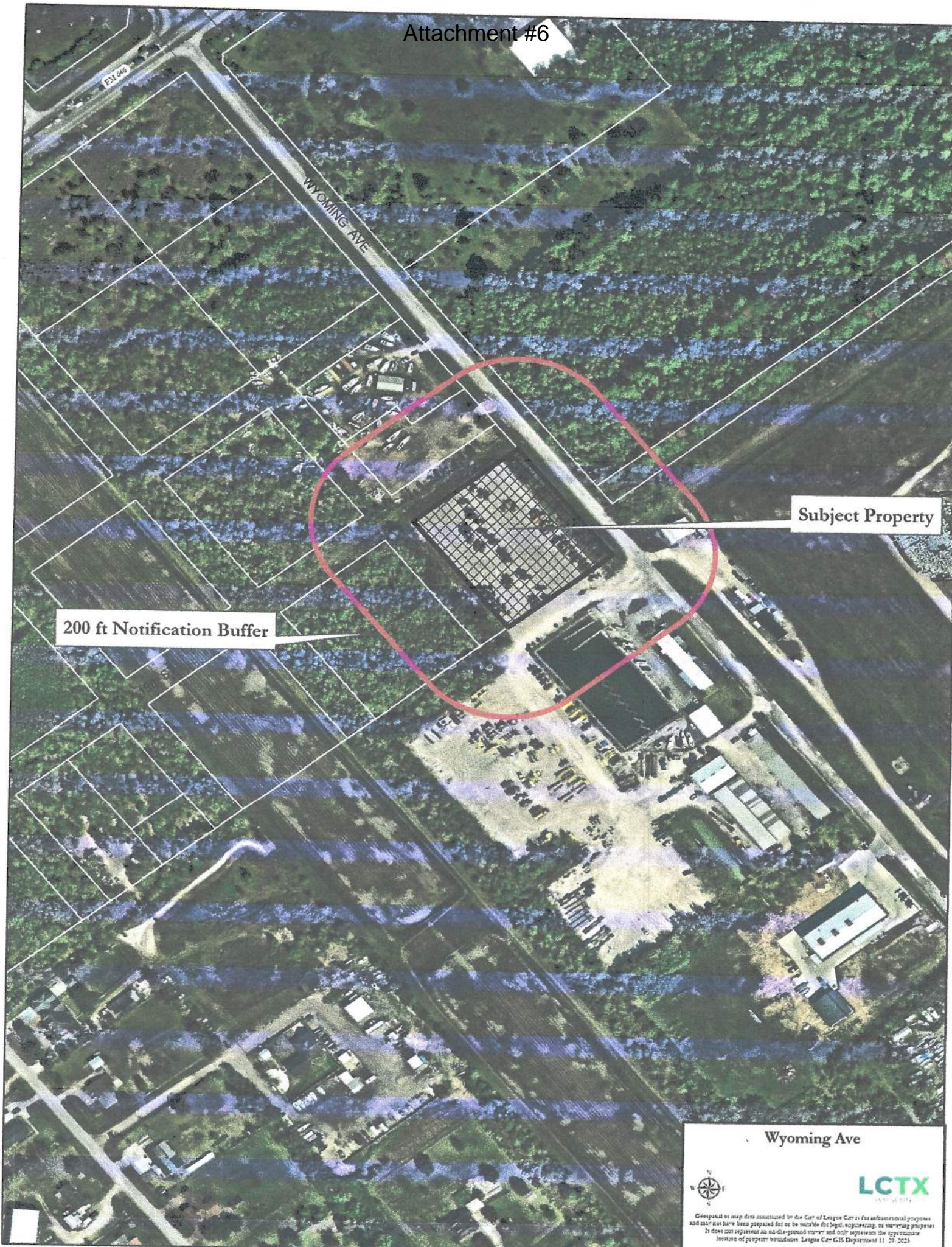
- Residential Single Family 20
- Residential Single Family 10
- Residential Single Family 7
- Residential Single Family 5
- Residential Single Family 2
- Residential Multi-Family 2
- Residential Multi-Family 1.2
- Neighborhood Commercial
- General Commercial
- Office Commercial
- Mixed Use Commercial
- Limited Industrial
- General Industrial
- Public and Semi-Public
- Open Space
- Old Towne
- Old Towne Transition

Wyoming Ave



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Subject Property

200 ft Notification Buffer

Wyoming Ave



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KYLE  
555 VETERANS DR  
KYLE, TX 78640-9998  
www.usps.com

12/3/2025

→ 12/03/2025 08:26 AM

Product	Qty	Unit Price	Price
PurpleHeartMedal	6	\$0.78	\$4.68

Grand Total: \$4.68

Credit Card Remit \$4.68

Card Name: VISA  
Account #: XXXXXXXXXXXX9839  
Approval #: 08316D  
Transaction #: 705  
AII: A000000031010 Contactless  
AL: VISA CREDIT  
CHASE VISA

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<https://informedelivery.usps.com>

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Thank you for your business.

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1-800-ASK-USPS  
(1-800-275-8777)

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or call 1-800-410-7420.

UFN: 484820-0640  
Receipt #: 840-57800857-2-8000530 2  
Clerk: 82

POST OFFICE  
RECEIPT FOR  
6 PACKETS  
MAILED TO  
ADJACENT PROPT  
OWNERS FOR  
BLOCK 252  
REZONING  
NEIGHBORHOOD  
MEETING  
NOTICE

# South AYS LLC

890 Moss Rose Lane  
Driftwood, Texas 78619  
713-823-0699

**MINUTES**  
**DECEMBER 29, 2025**  
**BLOCK 252, LEAGUE CITY, TEXAS**  
**NEIGHBORHOOD REZONING MEETING**

- The meeting of the property owners within 200 feet of Block 252 , League City, Texas was called to order at 9:00 a.m. on December 29, 2025 by Robert K Parks, Managing Partner of South AYS LLC. The meeting was held at 3304 North Wyoming Avenue, Dickinson, Texas at the League City city limits boundary line.

- Attendees Invited:

Jose & Teresa Espinoza  
Jose Espinoza  
Joann Lacognata  
Republic Of Waste Serv Of Texas LLC  
Republic Waste Srvc of Texas LLC  
Christopher John Saadeh  
South AYS LLC

- Record Of Attendance:

Robert K Parks                      Manager, South AYS LLC  
Mary Cassandra Dyson      Manager, South AYS LLC

There were no other attendees  
A sign-in sheet is attached

- Meeting Results:

1. Copies of Notice Letters previously mailed to invited adjacent property owners were present at the meeting for review if requested. Copy of letter attached.
- 2. It was not necessary to give any answers or explanations concerning the Notice Letters because the meeting was only attended by South AYS LLC managers.

- Adjournment:

The meeting was adjourned at 9:15 a.m. on 12-29-25.

  
\_\_\_\_\_  
Robert K Parks, Manager, South AYS LLC

# Record Of Meeting Attendance December 29, 2025

Jose & Teresa Espinoza  
1416 Oak Edge Drive  
Pearland, Texas 77581-6159

No SHOW

No SHOW

Jose Espinoza  
1816 Oakedge Dr  
Pearland, Texas 77581-6159

No SHOW

Joann Lacognata  
701 S Illinois Ave  
League City, Texas 77573

No SHOW

Republic Of Waste Serv Of Texas LLC  
P O Box 29246  
Phoenix, Arizona 85038

No SHOW

Republic Waste Srvc of Texas LLC  
P O Box 29246  
Phoenix, Arizona 85038

No SHOW

Christopher John Saadeh  
3302 FM 517 Rd  
Alvin, Texas 77511-1824

No SHOW

South AYS LLC  
890 Moss Rose Lane  
Driftwood, Texas 78619

Robert K. Parker

9:00 AM 12/29/2025

Mary C. Byson

9:00 AM 12-29-25

## Land Uses within the General Commercial Zoning District

### Land Uses Permitted by Right

Group Residential, Assisted Living Facility	Group Residential, Continuing Care Facility Group
Residential, Disabled Group Dwelling	Group Residential, Emergency Shelter
Group Residential, Nursing Home	Clubs and Lodges
Colleges, Public or Private	Cultural Institutions
Day Care	Educational Research and Development
Event Venue	Event Venue with Outdoor Facilities
Government Offices and Facilities, large scale	Government Offices and Facilities, small scale
Hospitals (may have heliport)	Parks and Recreation
Public Safety Facilities	Religious Assembly
Schools, Public or Private	Alcoholic Beverage Sales, Off-Premise Consumption
Ambulance Service	Animal Sales and Services, no outdoor kennel/storage
Automobile/Vehicle/Equipment Sales and Rental	Light Vehicle Service
Banks and Other Financial Institutions	Bed and Breakfast Establishment
Building Materials Sales and Services	Business Services
Catering Business	Convention Center
Food and Beverage Sales	Home Improvement Sales and Services
Hotel, Full Services	Hotel, Limited Service
Hotel, Residence	Laboratory, Commercial
Maintenance and Repair Services	Massage Establishments and Massage Services
Micro-brewery, Micro-distillery, and Micro-winery	Nurseries and Garden Supply Stores
Offices	Parking Facilities
Pawn Shops	Personal Instructional Services
Personal Services	Recreation and Ent., Large-scale, (Outdoor)
Recreation and Ent., Small-scale, (Indoor)	Retail Sales
Undertaking, Funeral and Interment Services	Production Industry, Artisan
Production Industry, Limited	Warehousing and Indoor Storage
Wholesaling and Distribution, Store Facilities	Wholesaling and Distribution, Non-Store Facilities
Communications Facilities	Marinas, Private
Marinas, Public	Transportation Passenger Terminals
Utility, Public	Utility, Minor
Eating and Drinking Establishments, Full-Service	Eating and Drinking Establishments, Limited Service
Eating and Drinking Establishments, Drive-Thru	Eating and Drinking Establishments, w/Live Ent. (Indoor)
Eating and Drinking Establishments w/Live Ent. (Outdr)	Eating and Drinking Establishments w/ Outdoor Seating
Oil and Gas Well Drilling	Pipelines (Oil & Gas)
Pump Stations (Oil & Gas)	

### Land Uses Requiring a Special Use Permit (SUP)

Group Residential, Homeless Shelter	Public Maintenance Facilities
Alcoholic Beverage Sales, On-Premise Consumption	Amusement Parks, Carnivals, & Other Similar Uses
Animal Sales and Serviced with outdoor kennels	Car Wash
Vehicle Fueling Station	Auto Repair and Other Heavy Vehicle Services
Food Truck Park	Recreational Vehicle Park
Self-Storage	Research and Development
Communication Towers and Structures	Excavation and Mining