

Zoning Change MAP-25-0006 (1908 Carolina Avenue Rezone)

Request	Rezone approximately 0.6 acres from “CG” (General Commercial) to “RSF-5” (Residential Single-Family 5), with an address of 1908 Carolina Avenue.
Applicant & Owner	Tony La of Tuyet and Vinh Investment Properties, LLC
City Council	Public Hearing & First Reading – <i>October 14, 2025</i> ; <i>Second Reading – October 28, 2025</i>
Location	Generally located south of East Independence Avenue, east of State Highway 3, and west of Dickinson Avenue.
Citizen Response	16 – Notices Mailed to Property Owners within 200 feet 0 – Communications of Support Received 0 – Communications of Opposition Received
Attachments	1. Zoning Map 2. Aerial Map 3. Property Plat or Survey 4. Applicant Letter

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 “I-2” (Heavy Industrial).
August 30, 2005 – The property was zoned “RSF-5” (Residential Single-Family 5) as part of the City’s Zoning Map and Ordinance revisions of 2005.
December 13, 2005 – The property was rezoned “CG” (General Commercial).
July 8, 2025 – The applicant held a neighborhood meeting in League City. The sign-in sheet indicates two property owners were in attendance.
August 4, 2025 – The applicant submitted a rezoning request to the Planning Department.
September 5, 2025 - Public hearing notices were mailed to the surrounding property owner, a public hearing sign was posted on the property, and notice was published in the newspaper.
September 22, 2025 - Planning & Zoning Commission is scheduled to conduct a public hearing and make a recommendation to City Council.
October 14, 2025 – City Council is scheduled to conduct a public hearing and consider the request on first reading.
October 28, 2025– If approved on first reading, City Council will consider the second reading of the request.

Proposal

The request is made to rezone an approximately 0.6 acres from “CG” to “RSF-5”. The applicant intends to develop the Subject Tract as a single-family home(s) in keeping with the character of the surrounding neighborhood.

Neighborhood Meeting

A neighborhood meeting was held by the Applicant on July 2, 2025. There were two property owners were in attendance. The Applicant discussed the purpose of the rezone, and per the minutes, the attendees had no concerns.

Site and Surrounding Area

The property is generally located south of East Independence Avenue, east of State Highway 3, and west of Dickinson Avenue.

Direction	Surrounding Zoning	Surrounding Land Use
North	“IL”	Vacant tract
South	“RSF-5”	Single-Family residence
East	“CG”	Vacant tract
West	“IL”	Vacant tract

Nonconformances

Based on the request, approval of the proposed zoning district would not create any nonconformances with respect to the subject property nor any adjacent tracts.

Zoning Analysis

[Move paragraph up one line.]The intent of the “RSF-5” zoning district is to provide for medium density residential development. The minimum lot size is 5,000 square feet. Development of the Subject Tract will be in accordance with the RSF-5 development regulations.

The proposed zoning does not conform to the Future Land Use Map in the 2035 Comprehensive Plan, which identifies the area as “Enhanced Auto Dominated Commercial (EADC). EADC focuses on convenience and access for customers and employees almost exclusively by automobile. While the request does not necessarily align with the Comprehensive Plan, the request does match the overall land use and character of the surrounding area.

Figure 4-5 in the Comprehensive Plan identifies the area for new development. Additionally, Chapter 5 of the Comprehensive Plan states the following related to neighborhoods:

- 1) Lists the preservation and enhancement of existing neighborhoods as a goal. It is identified as being critical to the future of League City and should be a primary consideration in future land use and community character decisions.
- 2) Recommends all plan approval and rezoning requests should be consistent with the character for the area. This would include measures such as open space ratio, density, setbacks, massing and scale.
- 3) Infill activity should follow the character and development pattern of the standards that were already previously established and are publicly enforceable.

Access and Traffic Impacts

Direct access to the properties is provided via Independence Avenue and Arizonia Avenue.

State Highway 3 (nearest Major Thoroughfare)

	Existing Conditions	Proposed Conditions
Roadway Type	Major Arterial	Major Arterial
ROW Width	135 Feet	135 Feet
Pavement Width and Type	6-lane, divided, 12-foot-wide travel lanes with concrete curb and gutter with 15-foot-wide median	6-lane, divided, 12-foot-wide travel lanes with concrete curb and gutter with 15-foot-wide median

Utilities

Water and sewer capacities are adequate to serve this development.

Water is accessible through an 8” water line located on the northwestern side of Independence Avenue and through an 8” water line located on the southwestern side of Arizonia Avenue.

Sewer is accessible through a 10” sewer line located on the southwestern side of Independence Avenue and through a 10” sewer line located to the northeastern side of Arizonia Avenue.

Floodplain

The property is located within the 100-year flood zone. Development of the properties will be in accordance with Chapter 50 (Floods) in the League City Codes of Ordinances.

**Criteria in
Support of
Recommendation**

Based upon the information provided, staff has determined that the proposed zoning:

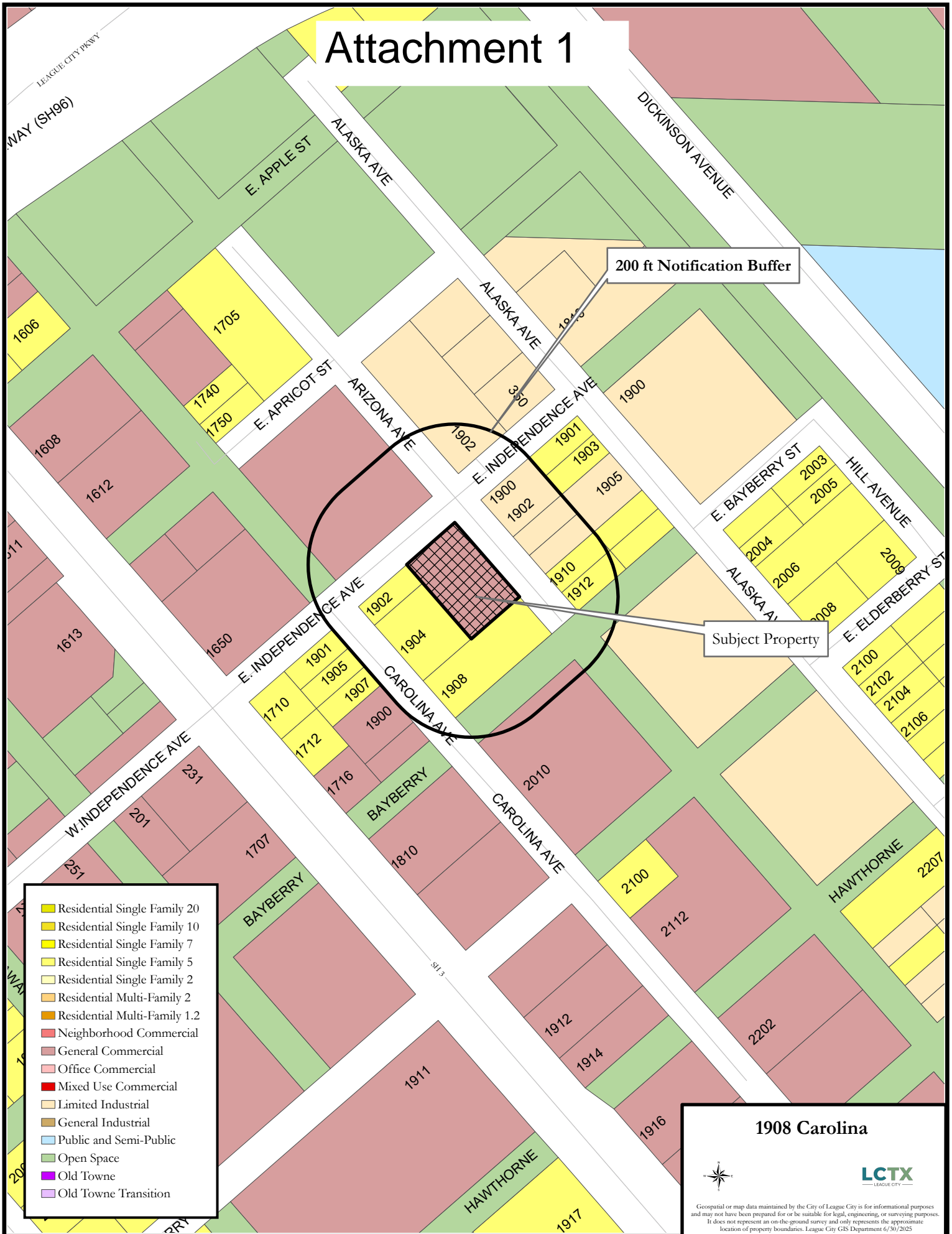
- Is consistent and compatible with the adjacent land uses.
- Would not create any nonconformances.
- While inconsistent with the Future Land Use Plan, the request is consistent with the Goals and Policies of the *Comprehensive Plan*.
- Traffic impacts would be negligible.

Recommendation

Based on the criteria listed above, staff recommends approval of this rezone request.

For additional information, you may contact Caitlin King, Planner at 281-554-1217 or at caitlin.king@leaguecitytx.gov.

Attachment 1



Attachment 2

200 ft Notification Buffer

Subject Property

1908 Carolina

LCTX
LEAGUE CITY TEXAS

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 6/30/2025

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Attachment 4

07/08/2025

ZONING REQUEST

Location: 1908 Carolina Avenue, League City, TX 77573
Block 87 of Moore's Addition to Dickinson Lot 9, Lot 10, Lot 11, Lot 12

Applicant: Tony La on behalf of Tuyet and Vinh Investment Properties
Phone: 281-810-9006
Email: tony.tavip@gmail.com

The nature of this request is Lot 9 through 12 are zoned to general commercial. We are proposing to rezone to residential RSF-5. Many of the occupants within the 200 feet of the proposed property are zoned to residential. Once the request is approved, we propose to build additional residential properties on the said lots. These two to four residential homes will further developments in the city of League City.

You have received this notice because you are a property owner within 200 feet of this request. Section 2.15.3 of the Unified Development Code requires that the property owner or designated representative shall meet with the property owners of real property lying within 200 feet of the boundaries of the property upon which the use is proposed prior to submitting the application. The meeting announcement shall be delivered via U.S. mail. The city may provide the list of property owners as identified on the most recently approved municipal tax roll upon request. Documentation of the meeting in the form of a copy of the meeting announcement, the list of notified property owners and a list of the signatures from meeting attendants shall accompany the application. The meeting shall be held within five miles of the boundaries of the City of League City limits.

This is not a city sponsored meeting. There will not be a League City staff representative present at this meeting. This meeting is a prerequisite to submitting an application to the City of League City. Should an application be submitted, additional notices will be sent out to surrounding property owners for public hearings before the Planning and Zoning Commission and City Council.