

Zoning Change MAP-25-0010 (3143 West FM 517)

Request	Rezone approximately 54.656 acres from “RSF-7” (Residential Single-Family 7) to “IL” (Limited Industrial), with the address of 3143 West FM 517.
Applicant	Blake Baker of Blake Baker Real Estate, LLC
Owner	Charles Baker
City Council	Public Hearing & First Reading – <i>February 24, 2026</i> ; <i>Second Reading – March 24, 2026</i>
Location	Generally located along the north side of Farm to Market Road 517 (FM 517) west of McFarland Road and east of My Road.
Citizen Response	11 – 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. Future Land Use Map 4. Property Survey 5. List of Permitted Uses 6. 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 “SDR” (Suburban Development District Residential).
 - August 30, 2005** – The property was zoned “RSF-7” (Residential Single-Family 7) as part of the City’s Zoning Map and Ordinance revisions of 2005.
 - November 25, 2025** – The applicant held a neighborhood meeting in League City. One (1) non-resident property owner was in attendance.
 - December 29, 2025** – The applicant submitted a rezoning request to the Planning Department.
 - January 27, 2026** - Public hearing notices were mailed to the surrounding property owners, a public hearing sign was posted on the property, notice was published in the newspaper, and a notice was published on the city’s website.
 - February 12, 2026** - Planning & Zoning Commission is scheduled to conduct a public hearing and make a recommendation to City Council.
 - February 24, 2026** – City Council is scheduled to conduct a public hearing and consider the request on first reading.
 - March 24, 2026** – If approved on first reading, City Council will consider the second reading of the request.

Proposal

The applicant requests to rezone approximately 54.656 acres of land located on the west side of League City from “RSF-7” (Residential Single-Family 7) to “IL” (Limited Industrial).

The applicant states that the property’s size, configuration, existing easement, and limited roadway frontage make it less suitable for traditional residential development and more appropriate for industrial use. The proposed zoning is anticipated to support employment-generating development, diversify the City’s tax base, and provide job opportunities closer to existing residential areas while minimizing impacts on schools and residential infrastructure.

While the applicant does not have a specific layout for the site, they envision future development to consist of mixed office, office warehouse, or private utility uses.

Neighborhood Meeting

A neighborhood meeting was held by the applicant on November 25, 2025. There was one property owner from outside the City Limits of League City and no property owners from League City were in attendance. No concerns were raised.

Site and Surrounding Area

The subject property is currently undeveloped. The northern portion of the property is bisected by a 150-foot-wide HL&P Electrical Easement for a high-power tower transmission corridor while the remainder of the property is heavily wooded with possible protected trees. A tree survey is required at the time of development.

Direction	Surrounding Zoning	Surrounding Land Use
North	“RSF-7”	Undeveloped Land
South	“ROW”	West FM 517
East	“RSF-7”	Wholesale Nursery and Abandoned Single Family Residence
West	“City Limits”	Unincorporated Galveston County

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

The intent of the “IL” zoning district is to provide for areas of large-scale industrial development with limited off-site impacts, including research and development, high technology, biotechnology, small-scale distribution, and activities requiring flexible floor space. Secondary support uses – such as office, business services, and institutional uses are encouraged. Such development will be screened and buffered from adjacent commercial and residential districts. A list of the permitted uses within the “IL” zoning district is in Attachment #5.

The proposed zoning conforms to the Future Land Use Map in the Westside Master Plan, which identifies the area as “Industrial”. In the Master Plan, Limited Industrial is referred to as land designated for light manufacturing, processing, logistics and other industrialized activities. These areas are designated along major roadways for access and are buffered from single-family residential. Similar to commercial land uses, industrial land uses are vital to supporting economic vitality by creating local jobs, diversifying the local tax base, and generating more commercial tax revenue.

The subject property’s location on the periphery of League City supports the appropriateness of the proposed “IL” zoning district. Industrial uses are well suited to edge-of-city locations where access to major roadways is available and potential land use conflicts are minimized. The property is removed from existing single-family residential neighborhoods, is adjacent to established industrial uses in the City of Alvin to the west and is not expected to create adverse impacts on nearby League City properties. This location allows for industrial development that is compatible with surrounding uses while supporting the City’s economic development objectives.

If approved, when developed, the property would be required to adhere to the development regulations of the “IL” zoning district defined within the UDC. This would include the requirement of a 50-foot-wide landscape buffer yard where the tract is directly adjacent to the residential zoning districts.

Access and Traffic Impacts

Direct access to the properties is provided via Farm to Market Road 517 (FM 517). A Traffic Impact Analysis will be required when the property is developed.

FM 517

	Existing Conditions	Proposed Conditions
<i>Roadway Type</i>	Major Arterial	Major Arterial
<i>ROW Width</i>	100 feet	As determined by TxDOT
<i>Pavement Width and Type</i>	2-lane, 12-foot-wide travel lanes, asphalt pavement width with drainage ditch on either side	As determined by TxDOT

Utilities

There are currently no public water or sewer utilities available to serve the property. Depending on the timing of future development, a private water well and on-site septic system may be required.

Floodplain

The northern portion of the property is located within Flood Zone A with the remaining southern portion being in Flood Zone X. 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’s findings are as follows:

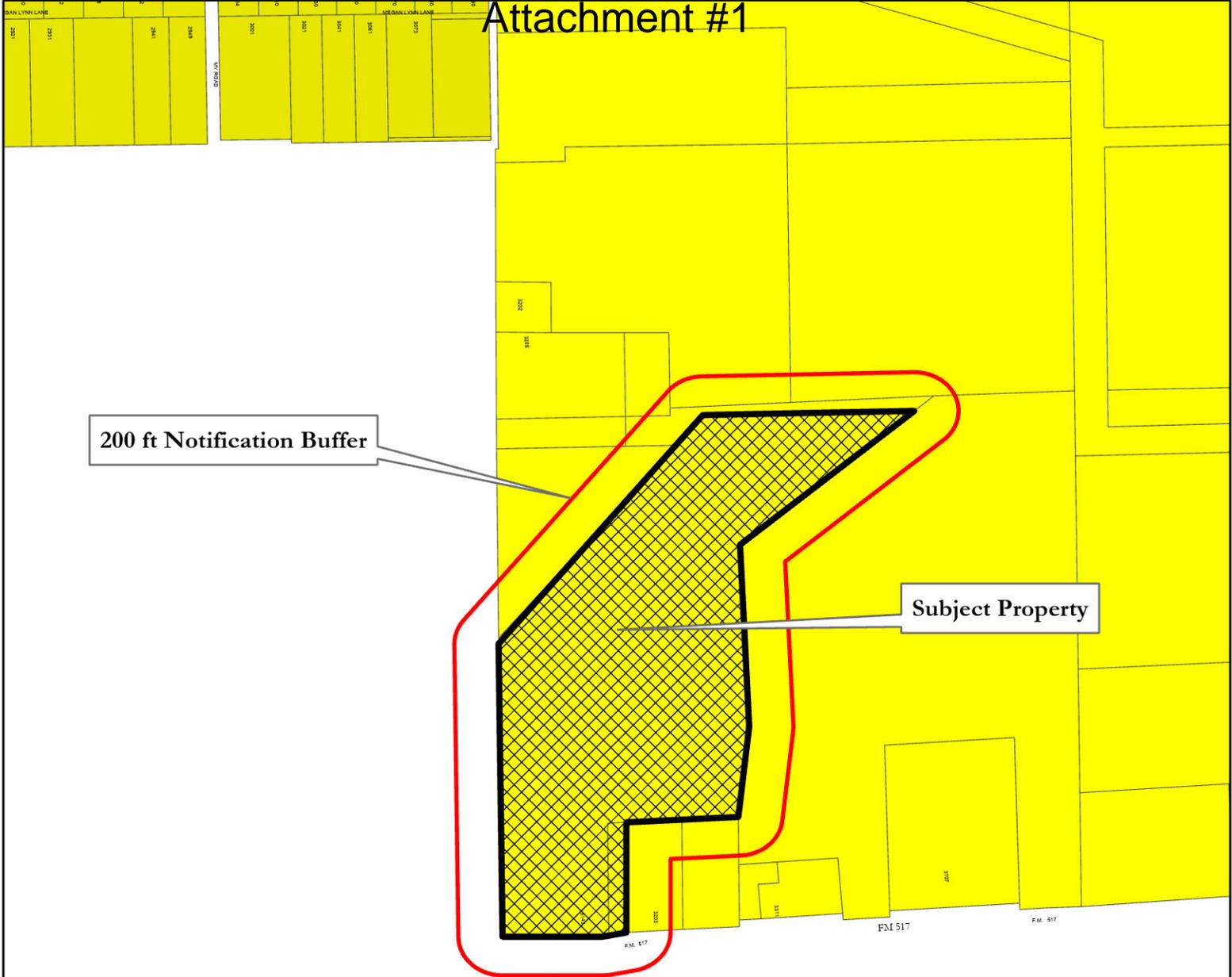
- The request conforms with the Westside Master Plan Future Land Use Plan, which designates the property for industrial uses.
- The request supports the City’s stated goal in the Westside Master Plan to diversify the tax base and shifting towards a more balanced 60/40 mix of residential to commercial taxation.
- The request is consistent and compatible with the desired uses along the FM 517 corridor. As the site develops, landscaped buffer yards must be provided to mitigate impacts on the surrounding residentially zoned properties.
- The request would not create any nonconformances.

Recommendation

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

For additional information, you may contact Ann Williams, Planner at 281-554-1084 or at ann.williams@leaguecitytx.gov.

Attachment #1



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

3143 FM 517



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 10/15/2023

Attachment #2

200 ft Notification Buffer

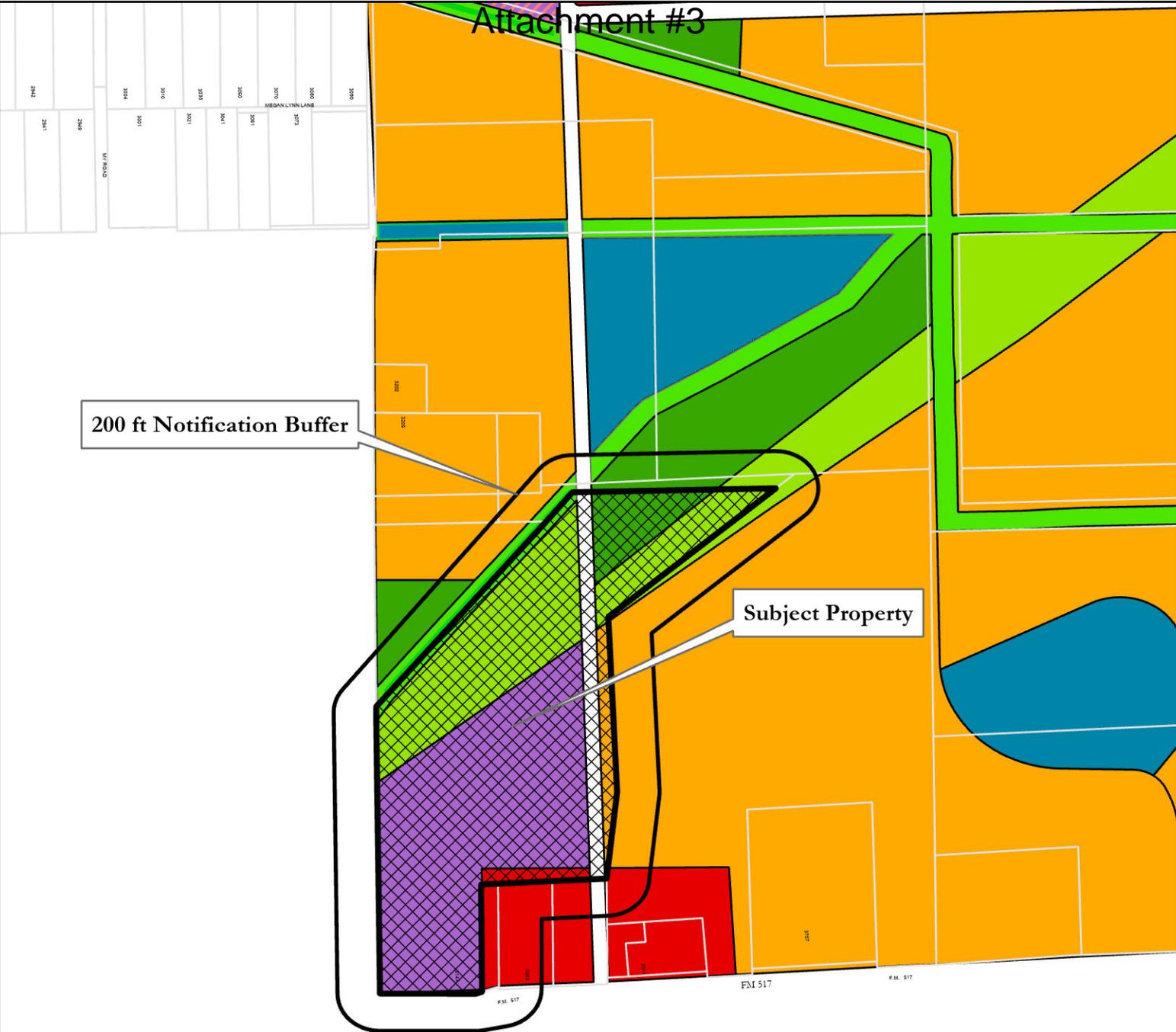
Subject Property

3143 FM 517



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Attachment #3



200 ft Notification Buffer

Subject Property

Western League City Master Plan

- Legend**
- CIVIC
 - COMMERCIAL
 - DETENTION/WATERWAYS
 - DRAINAGE
 - FLEX
 - GRAND PARKWAY DETENTION
 - INDUSTRIAL
 - MIXED USE
 - OPEN SPACE
 - PARKS
 - R.O.W.
 - SINGLE FAMILY RESIDENTIAL

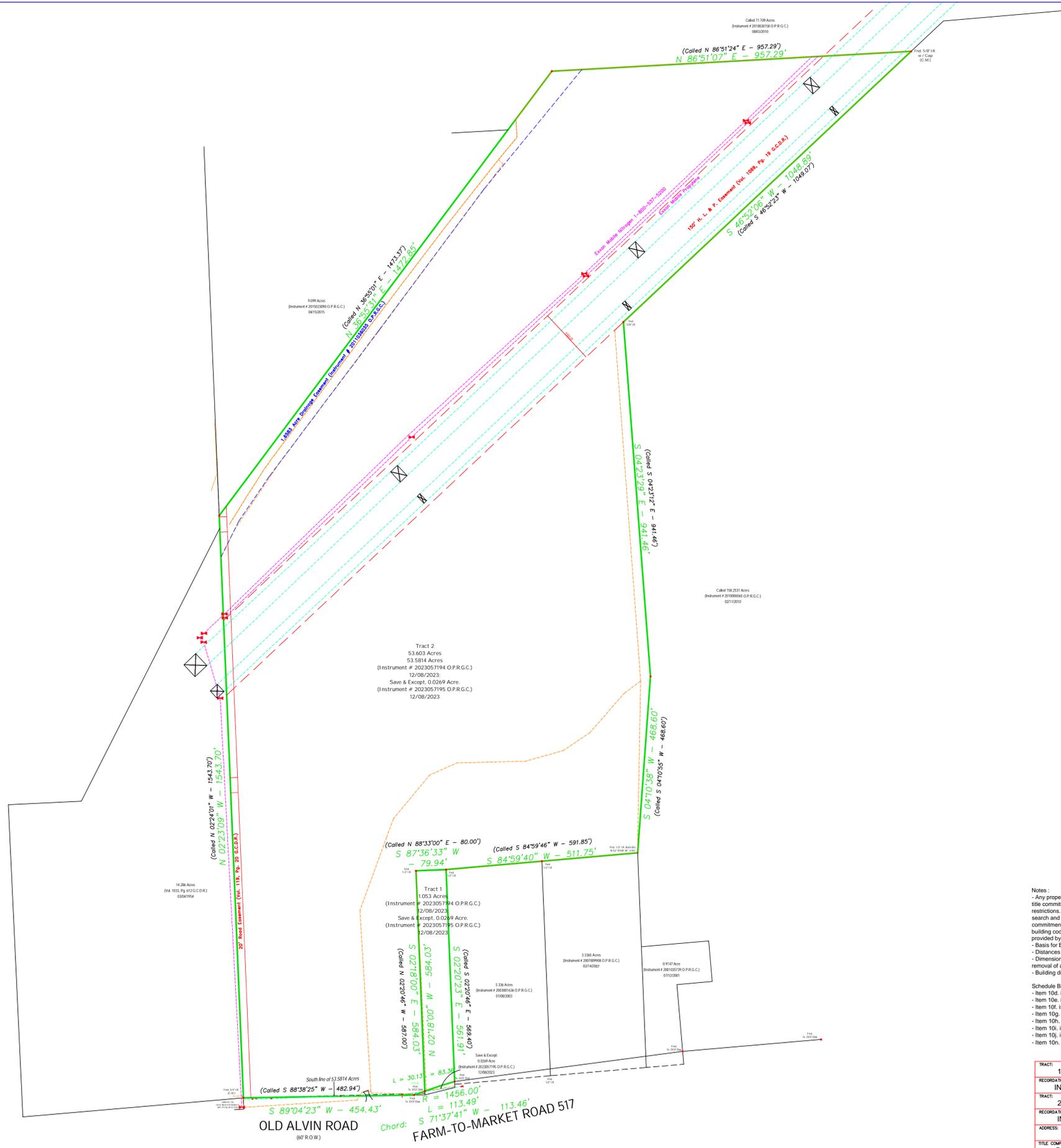
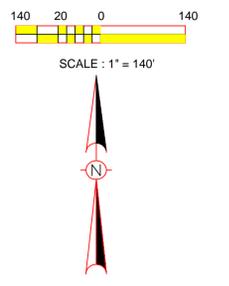
3143 FM 517



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Attachment #4

This property appears to be in both the 100 year flood plain (Zone A and Zone X), as per insurance rate map 48167C0215 G, dated 08/15/2019.
This determination to be used for flood insurance rate purposes ONLY and is NOT to be relied upon for ANY other purpose. Surveyor makes no representation as to whether property may Flood.



- LEGEND:**
- C.M. = Control Monument
 - I.R. = Iron Rod
 - I.P. = Iron Pipe
 - G.C.D.R. = Galveston County Deed Record
 - O.P.R.G.C. = Official Public Record of Galveston County
 - G.C.M.R. = Galveston County Map Record
 - = Chain Link
 - - - - - = Barbed Wire
 - - - - - = Overhead Powerline
 - ⊙ = Power Pole
 - ⊠ = Tel. Ped.
 - ⊥ = Stay Anchor
 - ▶ = Pipeline Marker

Notes:

- Any property research was done by the title company identified herein, if any. Restrictions shown have been taken from the title commitment if provided and/or the recorded plat. This property may be subject to other recorded and unrecorded restrictions. Neither DaRam Engineers, Inc., nor Barry D. Adkins, R.P.L.S., have made any independent investigation or search and shall not be responsible for identifying or showing any restrictions of any kind other than those identified by the title commitment or plat, including but not limited to building lines, easements, deed restrictions, rules, ordinances, laws or building codes, whether private, municipal, city, county, state or federal, nor do they warrant the accuracy of any information provided by the title company.
- Basis for Bearings: Texas State Plane Coordinate System, South Central Zone No. 4204, NAD83.
- Distances shown are ground distances.
- Dimension ties from improvements to property lines are calculated and should NOT be relied upon for construction and/or removal of any improvements including fences.
- Building dimensions may not be used to calculate square footage.

Schedule B Notes:

- Item 10d. is a 20 feet road easement along the West boundary line as shown on the survey.
- Item 10e. is a blanket pipeline easement for ingress / egress across subject tract.
- Item 10f. is a blanket pipeline easement for ingress / egress across subject tract.
- Item 10g. is a blanket pipeline easement for ingress / egress across subject tract.
- Item 10h. is a 150 feet wide L & P. Easement as shown on the survey.
- Item 10i. is a 20 feet wide drainage easement and does not appear to affect subject tract.
- Item 10j. is a 1.6583 acre drainage easement as shown on the survey.
- Item 10k. is superceded by date and shown on survey as the Save and Except, tract of land.



I hereby certify that this survey was this day made on the ground under my supervision, and represents the property legally described herein. Based upon the facts found at the time of the survey and the exceptions identified in the title commitment provided, to the best of my knowledge, there are no visible encroachments, apparent on the ground, except as shown.

Barry D. Adkins
08/27/2025

For DaRam Engineers, Inc.
Barry D. Adkins, R.P.L.S. No. 6137

This survey is certified for this transaction only, is not transferable to additional institutions or subsequent owners. If this survey does not bear an original BLUE seal it is invalid and should not be relied upon for any purpose.

TRACT:	1	ACREAGE:	1.053	SURVEY:	I. & G. N. R. R., SECTION NO. 11	ABSTRACT:	599	COUNTY:	GALVESTON
RECORDATION:	INSTRUMENT # 2023057195 OF THE OFFICIAL PUBLIC RECORDS; SAVE & EXCEPT, 0.0269 ACRE.								
TRACT:	2	ACREAGE:	53.603	SURVEY:	I. & G. N. R. R., SECTION NO. 11	ABSTRACT:	599	COUNTY:	GALVESTON
RECORDATION:	INSTRUMENT # 2023057195 OF THE OFFICIAL PUBLIC RECORDS; SAVE & EXCEPT, 0.0269 ACRE.								
ADDRESS:	3143 WEST FARM TO MARKET 517		CITY:	ALVIN	STATE:	TEXAS	ZIP CODE:	77511	
TITLE COMPANY:	GREAT AMERICAN TITLE COMPANY		G.F. #	2685062	PROPOSED INSURED:	CHARLES BAKER			
Survey firm #: 10154402			Field Crew: SP			Driller: TA			
Engineering firm #: F-9923			Houston, Texas, 77042			Check: BR			
			Project #: S20257511-FM517_3143						

Permissible Uses within the IL (Limited Industrial) Zoning District

Dwelling, Caretaker Unit
 Colleges, Public or Private
 Cultural Institutions
 Educational Research and Development
 Government Offices and Facilities, large scale
 Government Offices and Facilities, small scale
 Parks and Recreation
 Public Maintenance Facilities
 Religious Assembly
 Ambulance Services

 Automobile Rentals
 Auto Repair and Other Heavy Vehicle Service
 Building Materials Sales and Services
 Business Services
 Catering Services
 Food and Beverage Sales
 Home Improvement Sales and Services
 Laboratory, Commercial
 Maintenance and Repair Services
 Micro-brewery, Micro-distillery, and Micro-Winery
 Nurseries and Garden Supply Stores
 Communication Facilities

Freight / Truck Terminal and Warehouse
 Transportation Passenger Terminals

 Utility, Public
 Utility, Minor
 Plant Nursery
 Offices
 Retail Sales
 Self-Storage
 Sexually Oriented Businesses (Must comply with LC Code of Ordinances Ch. 26, Art III)
 Temporary Sales and Uses
 Contractor's Storage
 Nursery and Landscaping Materials Wholesales
 Production Industry, Artisan
 Production Industry, Limited
 Recycling Collection
 Research and Development
 Warehousing and Indoor Storage
 Warehousing and Outdoor Storage
 Wholesaling and Distribution, Store Facilities
 Wholesaling and Distribution, Non-Store Facilities

Uses Permitted through the Special Use Permit Application Process

Group Residential, Halfway House
 Clubs and Lodges
 Animal Sales and Services with outdoor kennels or outdoor storage
 Recreational and Entertainment, Large-scale, Outdoor
 Tattoo Parlor / Body Piercing Studios
 Wrecking, Junk, or Salvage Yard (auto, steel, building materials) and towing.
 Airports and Heliports
 Utility, Private
 Oil and Gas Well Drilling
 Pump Stations

Group Residential, Homeless Shelter
 Amusement Parks, Carnivals and Other Similar Uses
 Food Truck Park

 Recreational and Entertainment, Small-scale, Indoor
 Production Industry, General
 Communication Towers and Structures (Must comply with LC Ordinance Ch. 31)
 Truck Weight Stations
 Excavation and Mining
 Pipelines

Attachment #6

Rezoning Proposal: 55 Acres in League City, Texas

Key Benefits of Limited Industrial Zoning

- **City Alignment:** The City of League City's Future Land Use Plan and Westside Master Plan already identify this area for future industrial use. Our proposal aligns with the City's long-term goals, ensuring stability and predictability for neighboring properties.
- **Reduced Tax Burden:** Industrial properties generate higher tax revenue per acre than residential developments, helping relieve pressure on local homeowners and supporting city infrastructure like roads, drainage, and schools. Additionally, this diversifies the tax base. League City has a **heavily residential tax base**, which creates long-term pressure on police, fire, drainage, and road maintenance budgets as well as lower service demands.
- Industrial uses bring **skilled trades, logistics, fabrication, tech-manufacturing, and support services**. These jobs **reduce commute traffic**, keeping more workers in League City instead of sending them to Houston, Pasadena, or the Ship Channel. This creates new opportunities for residents **without increasing school enrollment or traffic during peak school hours**. In short: People already live here. What they need are **places to work**.
- Given the massive amount of residential zoning already established on the west side, we believe this tract represents a far more appropriate and necessary opportunity for industrial use. Its physical characteristics—including the easement running through the property, the irregular shape, and the limited, awkward road frontage—make it poorly suited for residential development. In contrast, these same features align naturally with industrial or commercial operations that do not rely on traditional subdivision layouts. Additionally, the southwest corner of League City, particularly along FM 517 heading toward Highway 35, has a strong and growing market for industrial demand. This location is ideally positioned to serve that market, making industrial zoning not only the highest and best use, but the use that most effectively supports the city's long-term economic development goals.

Attachment #6

Summary

League City already has more than enough residential development, and adding another subdivision only increases strain on roads, schools, and city services without meaningfully improving the tax base. In contrast, industrial zoning on this 55-acre tract creates high-value, low-impact development that brings needed jobs closer to where people already live, diversifies the city's revenue, and reduces the long-term tax burden on homeowners. Modern industrial uses can be clean, quiet, and tightly regulated, making them a better fit than additional rooftops, and this tract represents one of the few remaining opportunities to create a meaningful employment center in an area already surrounded by housing.