

Zoning Change Z15-11 (Power Street and Texas Avenue)

Request	<p>Rezone approximately 2.0 acres from “OS” (Open Space) to “RSF-20” (Single-family residential with a minimum lot size of 20,000 square feet).</p> <p>The property was acquired and is owned by the City of League City for the creation of the Robinson’s Bayou Drainage Diversion Project in the early 1990’s. However, this portion of the property was not needed as part of the drainage project. As a result, the property has been identified as one of nine properties throughout League City that is considered unneeded and is being prepared for sale to the public, after first having been vetted by City Administration. In addition, this tract was identified for rezoning to better complement the zoning in the immediate area.</p> <p>Staff held an additional neighborhood meeting on this tract as a result of feedback and suggestions by the neighborhood at the initial meeting.</p> <p>The “RSF-20” (Single family residential with a minimum lot size of 20,000 square feet) zoning district reflects the existing “large lot” single family areas that are intended to provide for a very low suburban residential density.</p>
Applicant /Owner	City of League City
City Council	Public Hearing & First Reading – June 23 rd , 2015; <i>Second Reading – July 14th, 2015</i>
Location	Generally located south of Power Street, east of Dickinson Avenue and west of Texas Avenue, with the approximate address being the 1000 block of Power Street and the 1000 block of Texas Avenue.
Citizen Response	29 – Notices Mailed to Property Owners within 500 feet 0 – Communications of Support Received 0 – Communications of Opposition Received
Attachments	1. Property Owner’s Notification Map / Zoning Map 2. Aerial Map 3. 2035 Comprehensive Plan Future Land Use Plan

The Commission should consider the following information in its deliberation, which shall be utilized to substantiate its findings. 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	<p><u>March 1989</u> – Property is acquired by the City of League City.</p> <p><u>April 21, 2015</u> – Planning staff held a neighborhood meeting at the Civic Center.</p> <p><u>April 30, 2015</u> – Planning staff held an updated neighborhood meeting at the Civic Center.</p> <p><u>May 8, 2015</u> – Public hearing notice mailed to surrounding property owners as well as public hearing notice signs placed on property.</p> <p><u>May 10, 2015</u> – Public hearing notice published in the newspaper.</p> <p><u>June 1, 2015</u> - Planning & Zoning Commission to hear and consider recommendation to City Council.</p> <p><u>June 23, 2015</u> – City Council scheduled to conduct public hearing and consider request on first reading.</p> <p><u>July 14, 2015</u> – Subject to approval on first reading, City Council to consider request on second reading.</p>
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Site and Surrounding Area

The site has numerous trees along Power Street and the boundary between the drainage channel along the southern portion of the property. Should the request be approved, a Tree Disposition Plan will be required at the time of site development.

Direction	Surrounding Zoning	Surrounding Land Use
North	ROW, "RSF-7" and "RSF-20"	Power Street, Country Kingdom Montessori School and Single-family residences
South	"OS" and "RSF-10"	Robinson's Bayou Diversion Channel and Single-family residences
East	ROW and "OS", "RSF-5" and "RSF-20"	Texas Avenue, Robinson's Bayou Diversion Channel, Undeveloped Property, and Town Village Mobile Home Park
West	ROW, "OS" and "RSF-20"	Power Street, Robinson's Bayou Diversion Channel and Single-family residences

Conformity with Comprehensive Plan

The Future Land Use Plan of the 2035 Comprehensive Plan identifies the subject property as "Park / Open Space / Natural". Areas designated as "Park/Open Space/Natural" are intended as open spaces to provide for the natural floodplain, forest, wetlands along with limited regional area for recreation and open space.

While the property is designed as "Park/Open Space/Natural", the Future Land Use Map is not a parcel by parcel map to establish zoning district boundaries rather it is a broader reflection of the community's vision and preferred pattern of growth. The general area surrounding the property is classified as "Suburban Residential" which provides a blend of urban and rural character which focuses on greenspace and low density. The "RSF-20" zoning district is the largest residential zoning district within League City, requiring properties to be subdivided into no less than 20,000 square foot parcels, being just shy of 1/2 an acre in size.

Access and Traffic Impacts

Access is provided from Texas Avenue and Power Street. During the vetting of this property, it was identified that additional right-of-way would be needed for Texas Avenue and Power Street. As a result, the City will be retaining 20-feet along Texas Avenue and 10-feet along Power Street for additional right-of-way.

Texas Avenue

	<i>Existing Conditions</i>	<i>Proposed Conditions</i>
<i>Roadway Type</i>	Local	Collector
<i>ROW Width</i>	40 Feet	80 feet
<i>Pavement Width and Type</i>	2-lane, undivided, 24-foot wide asphalt pavement width with drainage ditches on either side.	2-lane, 40-foot wide concrete pavements width with two 8-foot wide bike lanes and sidewalks on either side.

Power Street

	<i>Existing Conditions</i>	<i>Proposed Conditions</i>
<i>Roadway Type</i>	Local	Local
<i>ROW Width</i>	40 Feet	80 Feet
<i>Pavement Width and Type</i>	2-lane, undivided, 20-foot wide asphalt pavement width with drainage ditches on either side.	2-lane, undivided, 28-foot wide concrete pavement width with sidewalks on either side.

Water & Sewer

Equivalent Dwelling Units (EDU's) are used to determine the capacity of water and waste water available to a site. With a single-family dwelling unit being equivalent to 1 EDU, the Engineering Department indicates that the water and sewer capacity are adequate to serve this future residential development.

Water is accessible through an 8-inch water line along the north side of Power Street and an 8-inch water line on the west side of Texas Avenue.

The nearest sanitary sewer is accessible through an 8-inch sewer line approximately 165 feet north of the property, on the east side of Texas Avenue.

Floodplain

The entire property is currently located outside the floodplain.

It should be noted that the Federal Emergency Management Agency (FEMA) has indicated that new floodplain maps are being prepared for Galveston County and are anticipated to be finalized within the next 12 months. Preliminary floodplain maps show the subject property as remaining outside the floodplain.

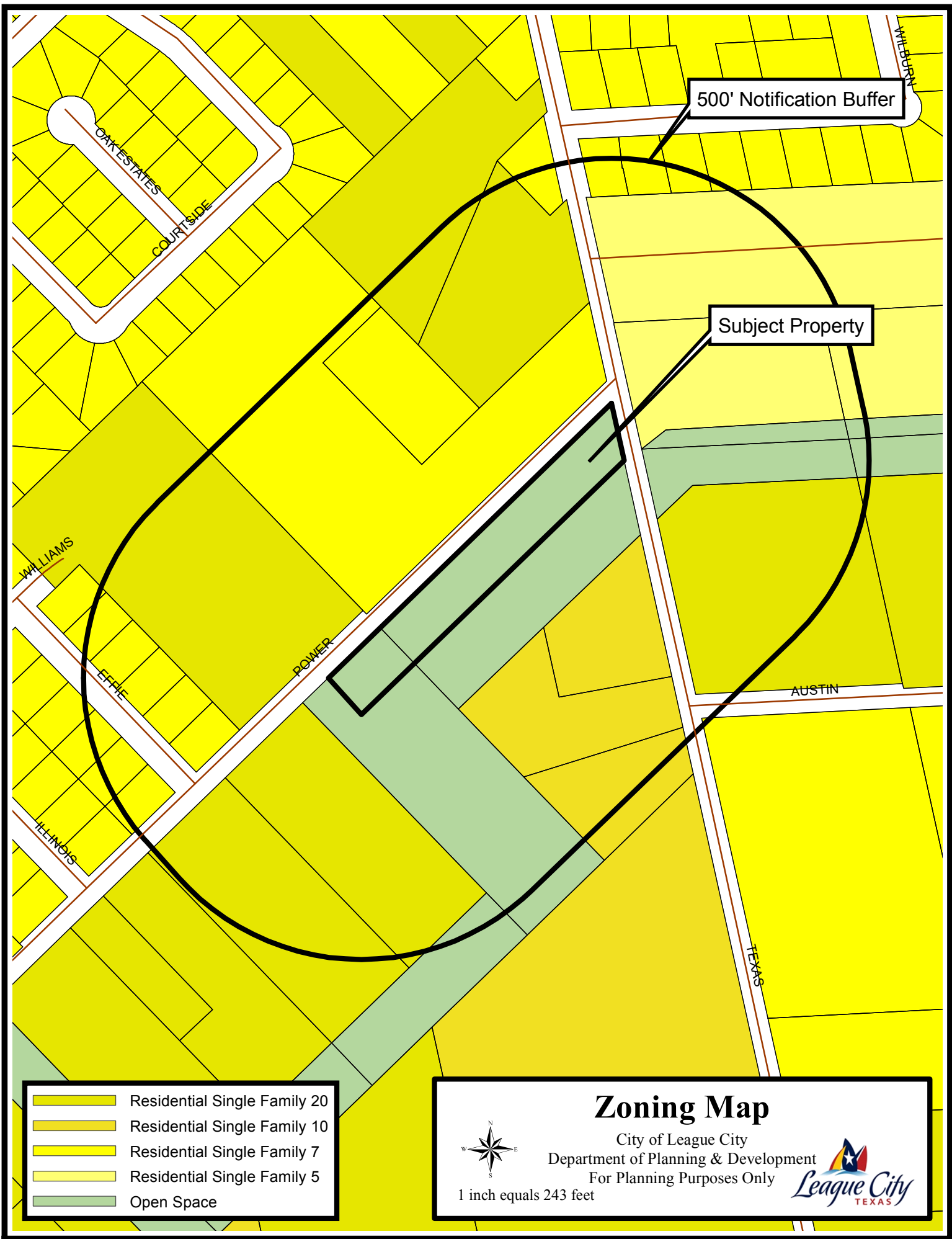
Public Benefit vs. Imposed Hardship

Based upon the information provided, the Commission will have to determine “the gain to public health, safety, welfare, due to denial of this application as compared to the hardship imposed upon the owner as a result of denial of the application.”

Recommendation

Given that the proposed rezoning complements the “Suburban Residential” general area in the Future Land Use Plan and that the property is not being utilized for the purpose for which it was acquired, a drainage channel, staff recommends approval.

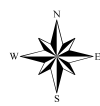
For additional information, you may contact Mark Linenschmidt, Senior Planner at 281-554-1078 or at mark.linenschmidt@leaguecity.com.



500' Notification Buffer


Subject Property

- Residential Single Family 20
- Residential Single Family 10
- Residential Single Family 7
- Residential Single Family 5
- Open Space

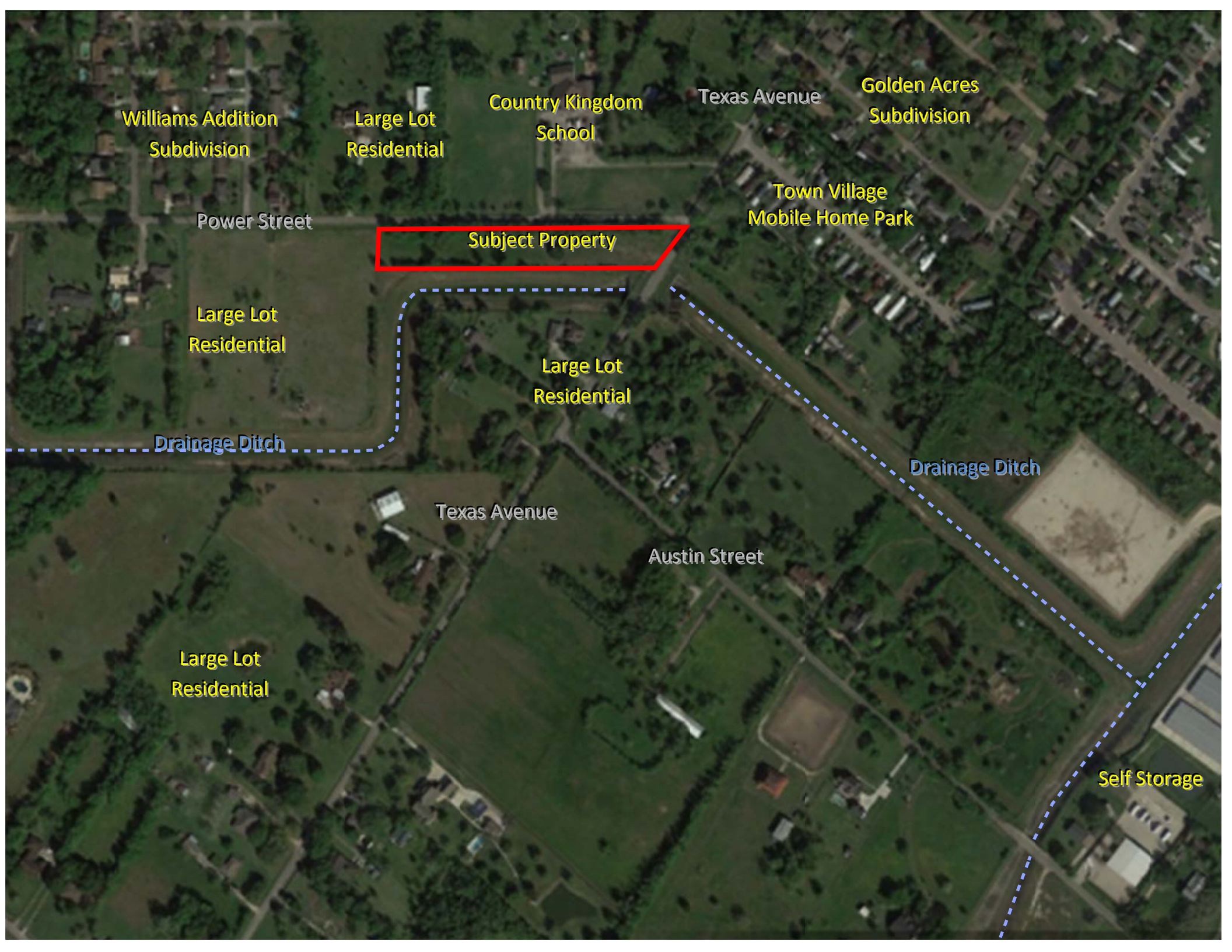


Zoning Map

City of League City
 Department of Planning & Development
 For Planning Purposes Only



1 inch equals 243 feet



Williams Addition
Subdivision

Large Lot
Residential

Country Kingdom
School

Texas Avenue

Golden Acres
Subdivision

Power Street

Subject Property

Town Village
Mobile Home Park

Large Lot
Residential

Large Lot
Residential

Drainage Ditch

Drainage Ditch

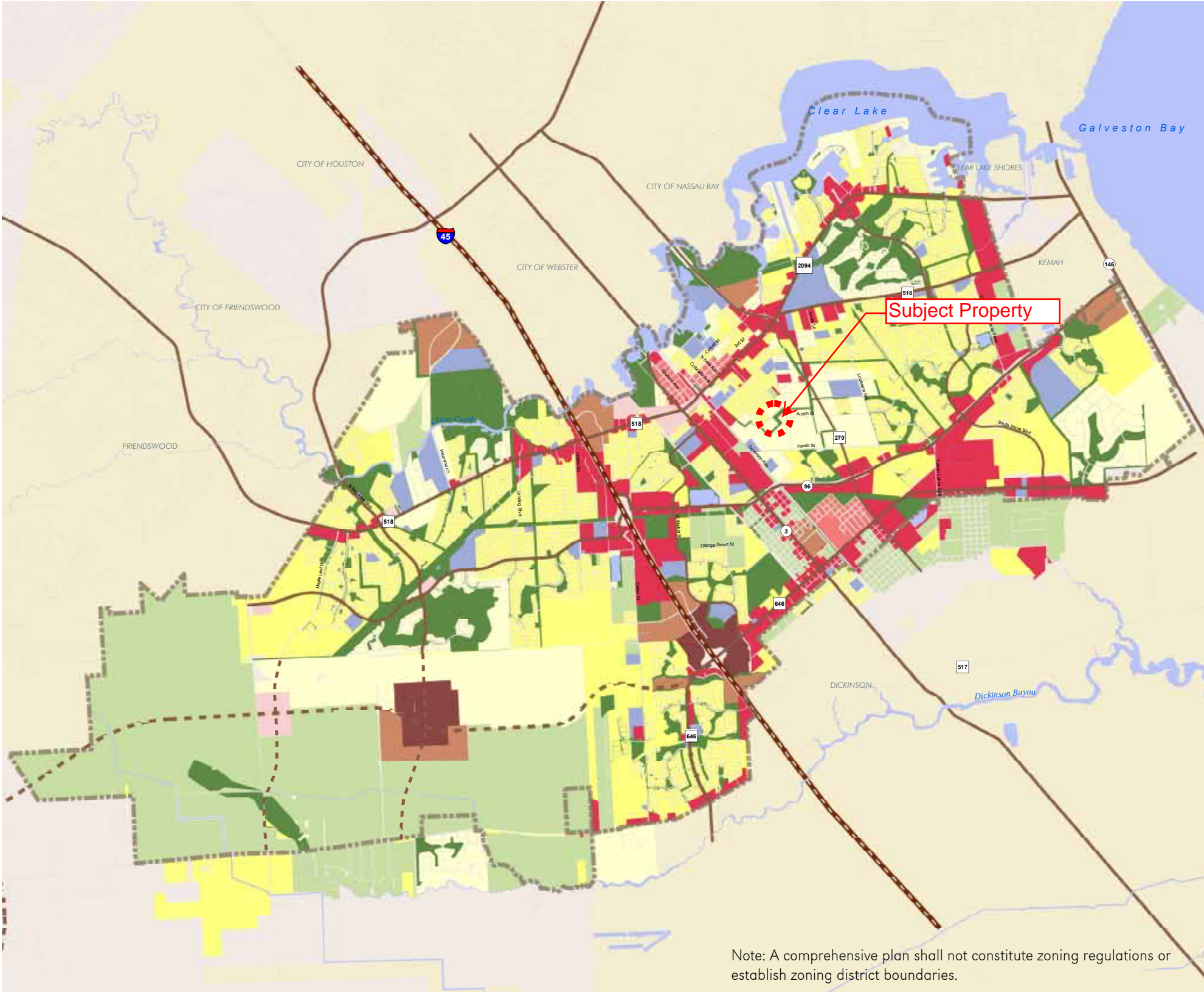
Texas Avenue

Austin Street

Large Lot
Residential

Self Storage

Figure 5.1 Future Land Use Plan



Note: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

Impacts

Dwelling Units	77,446
Population	178,875
Employment	54,931
Jobs to Housing Balance	0.71
Water (MGD)	28.53
Sewer (MGD)	24.37

Land Use Acreages

Rural/Estate	27.2%
Suburban Residential	14.7%
Suburban Village	0.7%
Enhanced Auto Dominant Residential	27.0%
Enhanced Auto Dominant Commercial	8.8%
Suburban Commercial	0.9%
Urban Low	3.0%
Urban High	1.6%
Public/Institutional	3.5%
Parks/Open Space/Natural	12.7%
Total	100.0%

Legend

- 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