

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

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|-------------------------|--|
| 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 properties were acquired and are 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 properties was not needed as part of the drainage project. As a result, the properties have 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 4. Robinson Gully Diversion Channel Right-of-way Map 5. Metes and Bounds Description |

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.

Update On June 1, 2015, the Planning and Zoning Commission tabled this item. The Commission requested additional information in the form of a survey or description of the properties to better visualize the request being made.

A metes and bounds description has been included as the fifth attachment. A new metes and bounds description is required as a result of the City retaining 20-feet for right-of-way along Texas Avenue, 10-feet for right-of-way along Power Street, 10-feet parallel and adjacent to the channel along with 65-feet at the far western end for maintenance of the drainage channel. A right-of-way map for the second phase of the Robinson Gully project has been attached.

Background

March 1989 – Properties are acquired by the City of League City.
April 21, 2015 – Planning staff held a neighborhood meeting at the Civic Center.
April 30, 2015 – Planning staff held an updated neighborhood meeting at the Civic Center.
May 8, 2015 – Public hearing notice mailed to surrounding property owners as well as public hearing notice signs placed on properties.
May 10, 2015 – Public hearing notice published in the newspaper.
June 1, 2015 - Planning & Zoning Commission held a public hearing and tabled the item until staff could present a survey or description of the property.
August 3, 2013 - Planning & Zoning Commission to consider a recommendation to City Council.
August 25, 2015 – A public hearing will be scheduled before City Council to conduct public hearing and consider request on first reading.
September 8, 2015 – Subject to approval on first reading, City Council to consider request on second reading.

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 properties. 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 properties 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 properties are 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 properties 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 ½ an acre in size.

Access and Traffic Impacts

Access is provided from Texas Avenue and Power Street. During the vetting of these properties, 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 properties, on the east side of Texas Avenue.

Floodplain

The entireties of the properties are 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 properties as remaining outside the floodplain.

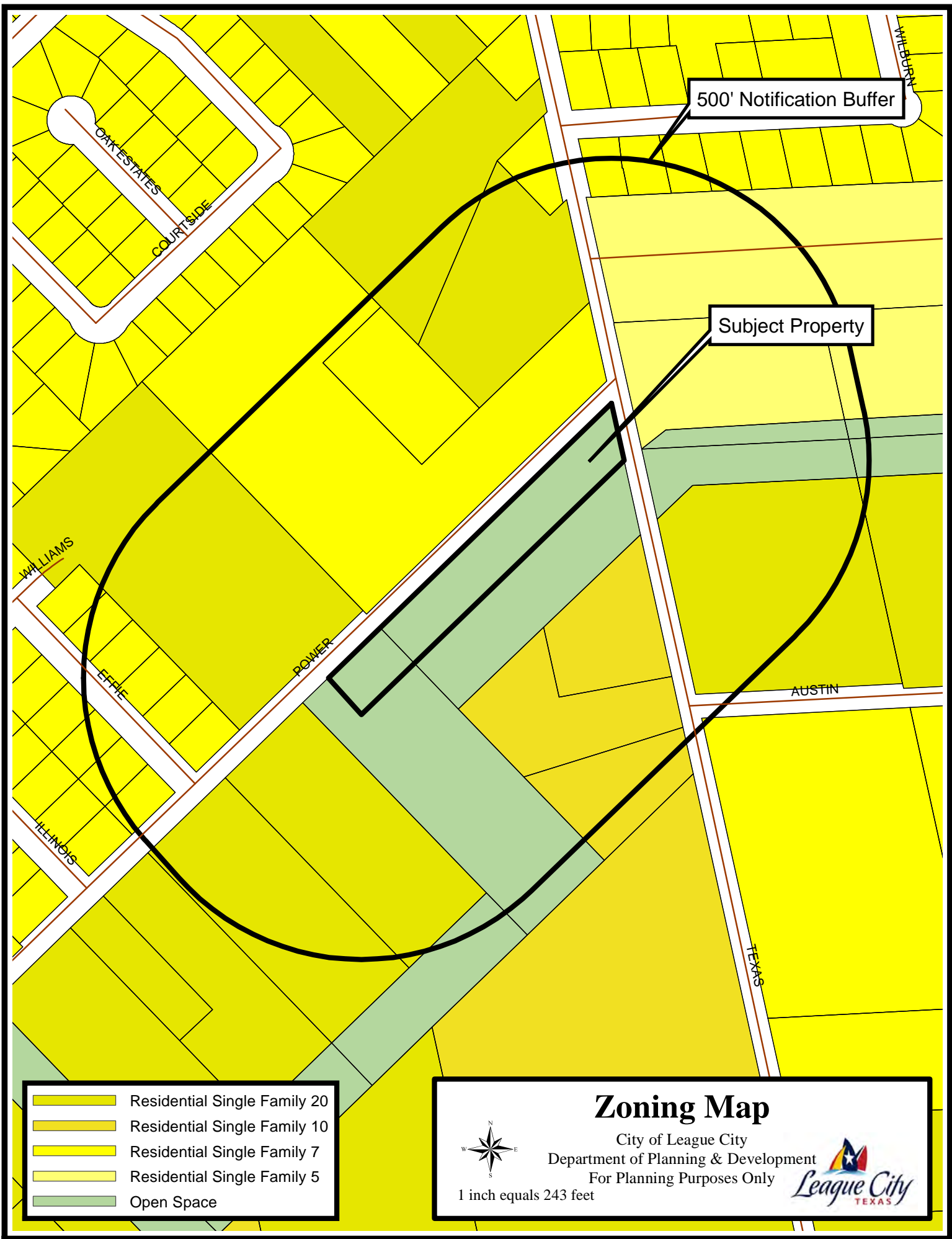
Public Benefit vs. Imposed Hardship

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 properties are 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


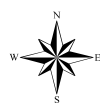
Subject Property

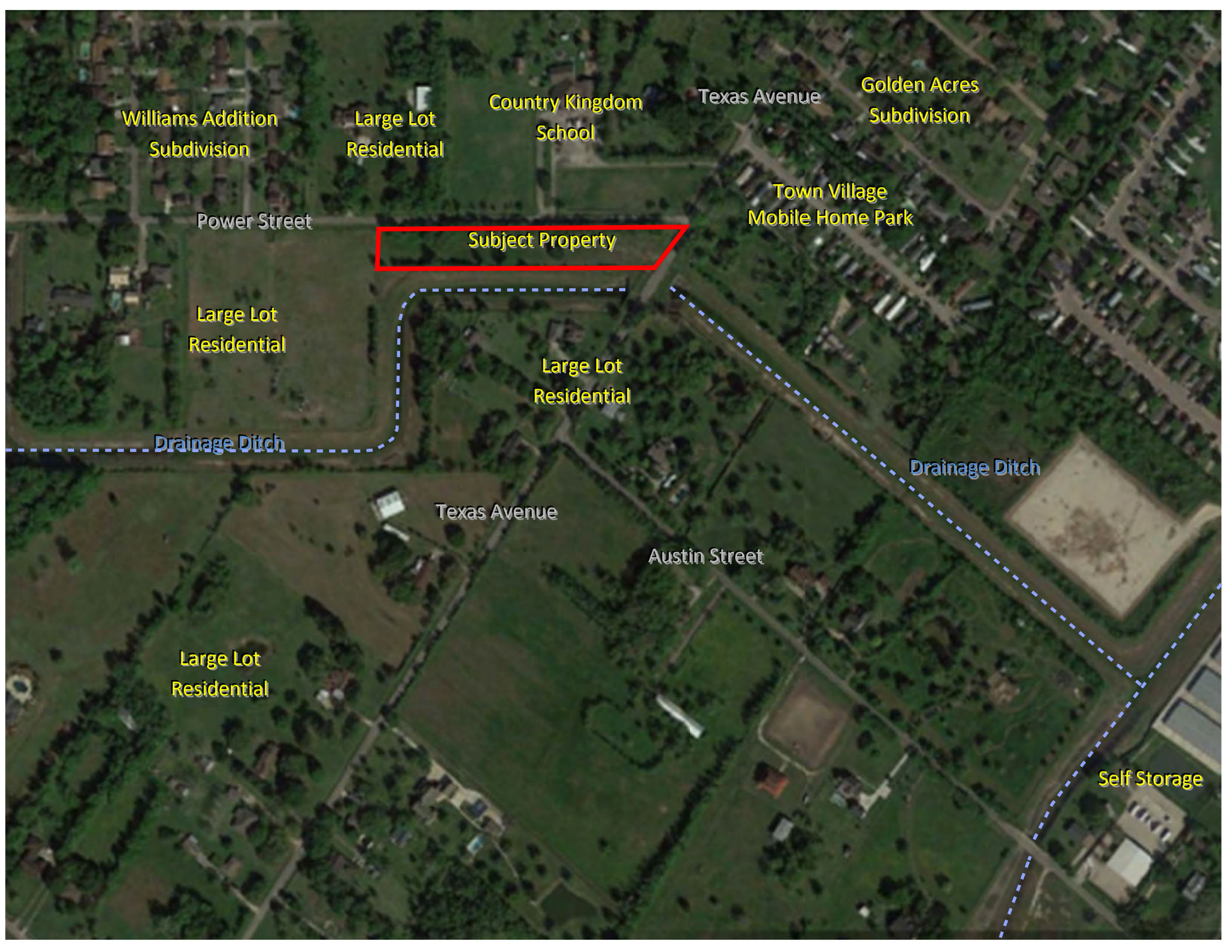
-  Residential Single Family 20
-  Residential Single Family 10
-  Residential Single Family 7
-  Residential Single Family 5
-  Open Space

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

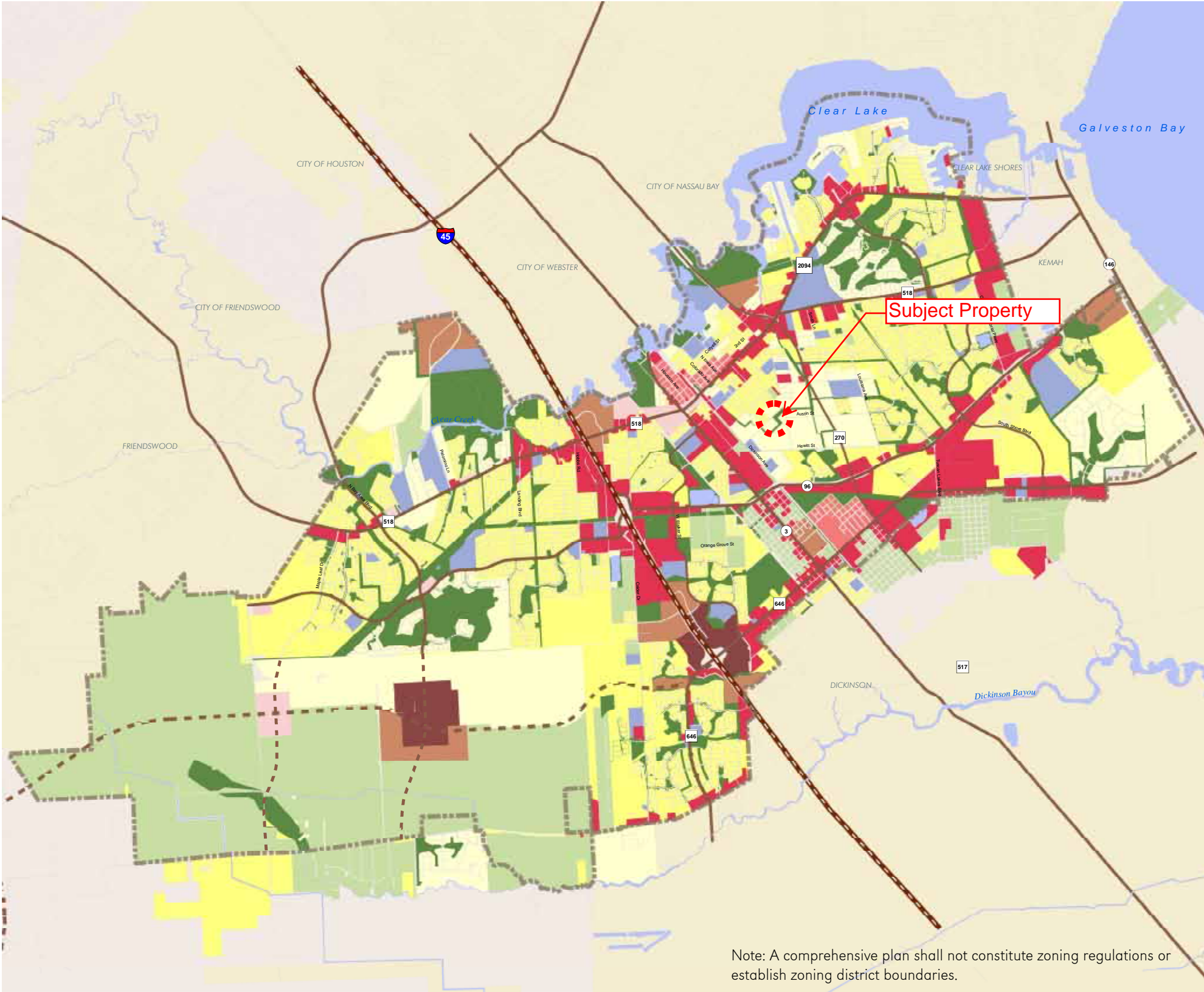
Texas Avenue

Austin Street

Large Lot
Residential

Self Storage

Figure 5.1 Future Land Use Plan



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

1.59 Acre Tract

All that certain 1.59 acre (69,362 sq. ft.) tract of parcel of land being out of and a part of Lots 34 and 35, Division "B" of League City in the M. Muldoon Two League Grant, Abstract No. 18, Galveston County, Texas, according to the unrecorded map of League City and Subdivisions prepared for J. C. League by R. W. Luttrell in 1893, 1907, and 1909, (hereinafter referred to as the Luttrell plat), the herein described tract further being comprised of a part of that certain called 3.324 acre tract of land out of said Lot 34 conveyed from Lawrence Galfione, Jr. to the City of League City by instrument of record on Film Code 006-56-11-2235, et seq, and a part of that certain called 3.138 acre tract of land out of said Lot 35 conveyed from Evelyn Saylor and Leroy H. Reeves to the City of League City by instrument of record found on Film Code 006-39-1172, et seq, all in the Official Public Records of Real Property of Galveston County, Texas, said 1.59 acre tract being more particularly described as follow:

COMMENCING at most northerly corner of said Lot 34, (also being the most northerly corner of said called 3.138 acre tract), and most westerly corner of said Lot 35, (also being the most westerly corner of said called 3.324 acre tract), said COMMENCING POINT lying in the original southeasterly right-of-way line of Power Street;

THENCE South 41 deg. 26 min. 04 sec. East, along the common line of said Lots 34 and 35, also being the common line of said called 3.138 acre tract and said called 3.324 acre tract, a distance of 10.00 feet to a point for corner and the PLACE OF BEGINNING of the herein described tract;

THENCE North 47 deg. 57 min. 08 sec. East, parallel with and at 10 feet perpendicularly distant southeasterly of the aforesaid southeasterly right-of-way line of Power Street and northwesterly line of said Lot 35, (also being the northwesterly line of said called 3.138 acre tract, a distance of 631.43 feet to the most northeasterly corner of the herein described tract, said corner lying on a line that is parallel with and at 20 feet perpendicularly distant westerly from the most easterly line of said Lot 35, the most easterly line of said called 3.138 acre tract, and original most westerly right-of-way line of Texas Avenue;

THENCE South 09 deg. 57 min. 34 sec. E, along said line that is parallel with and at 20 feet perpendicularly distant westerly from the most easterly line of said Lot 35, the most easterly line of said called 3.138 acre tract, and original most westerly right-of-way line of Texas Avenue, a distance of 110.38 feet to a point for the most southeasterly corner of the herein described tract;

THENCE South 48 deg. 16 min. 25 sec. W, at 573.75 feet pass the common line of said called 3.138 acre tract and said called 3.324 acre tract, in all a distance of 728.75 feet to a point for the most southerly corner of the herein described tract;

THENCE North 41 deg. 26 min. 04 sec. W, a distance of 89.44 feet to a point for the most westerly corner of the herein described tract, said corner lying on a line that is parallel with and at 10 feet perpendicularly distant southeasterly of the aforesaid original southeasterly right-of-way line of Power Street and northwesterly line of said Lot 34, (also being the northwesterly line of said called 3.324 acre tract);

THENCE N 47 deg. 57 min. 08 sec. E, parallel with and at 10 feet perpendicularly distant southeasterly of the aforesaid southeasterly right-of-way line of Power Street and northwesterly line of said Lot 34, and northwesterly line of said called 3.138 acre tract, a distance of 155.00 feet to PLACE OF BEGINNING and containing 1.59 acre of land, more or less.

(Note: The record deed called bearings for said called 3.138 acre tract and said called 3.324 acre tract are the basis of the bearings for this description. This description was prepared from deed records and does not represent an on-the-ground survey).