

Zoning Change Z15-08 (2103 Austin Street)

| | |
|-------------------------|--|
| Request | Rezone approximately 2.844 acres of land from “OS” (Open Space) to “RSF-20” (Single family residential with a minimum lot size of 20,000 square feet). |
| 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 Austin Street, west of South Egret Bay Boulevard (FM 270), and east of Texas Avenue. |
| Citizen Response | 18 – 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 findings 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 The city acquired this site on January 24, 1995 in preparation for the Robinson Gully Drainage project. When the city adopted zoning in 1999, this property was zoned “Residential Single Family”. Upon adoption of the Zoning Ordinance and Map revisions of August 2005, the zoning was changed to “OS” (Open Space). A portion of this property has been identified as no longer needed by the city and is being prepared for sale to the public. This tract has been identified for rezoning to “RSF-20” (Residential Single Family with a minimum lot size of 20,000 square feet) to conform with the zoning of the surrounding area.

January 24, 1995 – City of League City acquires property.

April 13, 2015 – Planning staff held a neighborhood meeting at the Civic Center.

May 18, 2015 - Planning & Zoning Commission to hear and consider recommendation to City Council.

June 23, 2015 – City Council scheduled to conduct public hearing and consider request on first reading.

July 14, 2015 – Subject to approval on first reading, City Council to consider request on second reading.

Site and Surrounding Area The property is undeveloped with grass and few trees located along the southern boundary of the lot. Robinson Gully traverses the western length of the property in the form of a channel with two tributaries joining the main body at the southwest corner of the lot.

| Direction | Surrounding Zoning | Surrounding Land Use |
|-----------|------------------------|---|
| North | ROW, "CM" and "RSF-20" | Developed mixed-use commercial (self-storage facility), single family residential and Austin Street ROW |
| South | "RSF-20" | Developed large lot single family residential |
| East | "RSF-20" | Developed large lot single family residential |
| West | ROW, "RSF-20" | Developed large lot single family residential and drainage ROW |

Conformity with Comprehensive Plan

The 2035 Comprehensive Plan includes a Future Land Use Plan that identifies the subject property as "Suburban Residential." Areas designated as Suburban Residential are characterized by a garden-like setting that focuses on green space and limited density. Unlike Rural/Estate Residential, which emphasizes open space, the Suburban Residential designation provides a blend of both urban and rural characteristics. This includes limited commercial development and heavily landscaped green spaces. The area of League City in which the subject property is located is the most significant designated Suburban Residential Neighborhood found within the City Center.

Access and Traffic Impacts

Access will be provided from Austin Street.

Austin Street

| | <i>Existing Conditions</i> | <i>Proposed Conditions</i> |
|--------------------------------|--|--|
| <i>Roadway Type</i> | Collector | Collector |
| <i>ROW Width</i> | 60 feet | 80 feet |
| <i>Pavement Width and Type</i> | 2-lane, undivided, 27-foot wide concrete pavement width. | 2-lane, undivided, 24-foot wide concrete pavement width with parking/bike path on either side. |

Water & Sewer

Public Water and Sanitary Sewer are not available to the property at this time and there is no planned extension of services to this property.

Floodplain

The lot is almost entirely located within the 500 year floodplain with the exception of a small section of the southwest corner of the lot which lies outside of 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 no change to the subject property.

Recommendation

The subject property is currently zoned "OS". The subject property is located in an area predominantly zoned "RSF-20". Rezoning the property to "RSF-20" is consistent with the 2035 Comprehensive Plan, as the designation (Suburban Residential) calls for limited density. "RSF-20" is the lowest density single family residential classification found in the 2014 Zoning Ordinance (Sec. 125-70). Staff recommends approval.

For additional information, you may contact Matthew Grooms, Planner at 281-554-1079 or at matthew.grooms@leaguecity.com.

League City Intermediate School (CCISD)

Austin Park Subdivision

Egret Bay Self-Storage

Subject Property

South Egret Boulevard (FM 270)

Robinson Gully

Austin Street

Austin Street

Robinson Gully Tributary

Robinson Gully Tributary

Robinson Gully

Hewitt Street

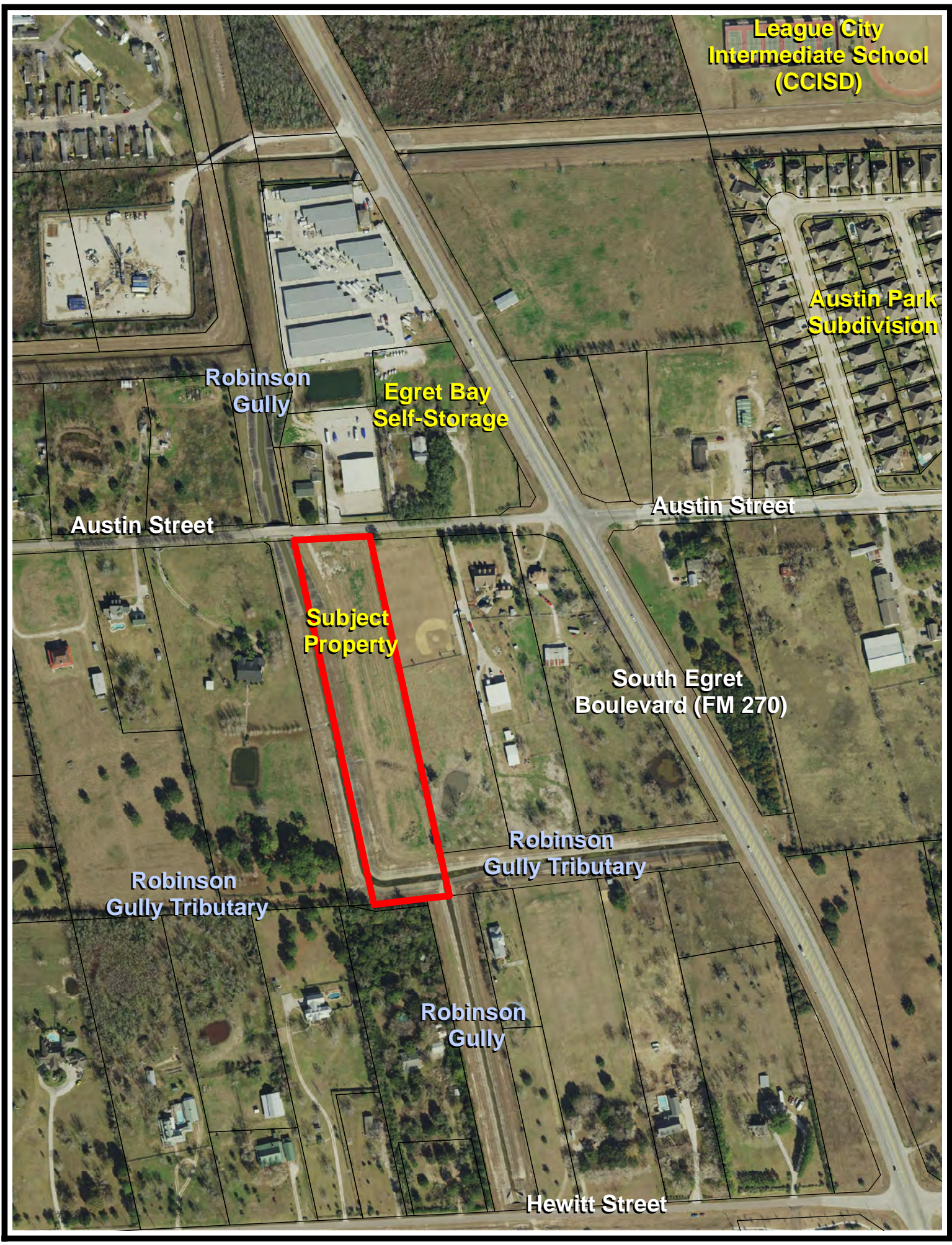
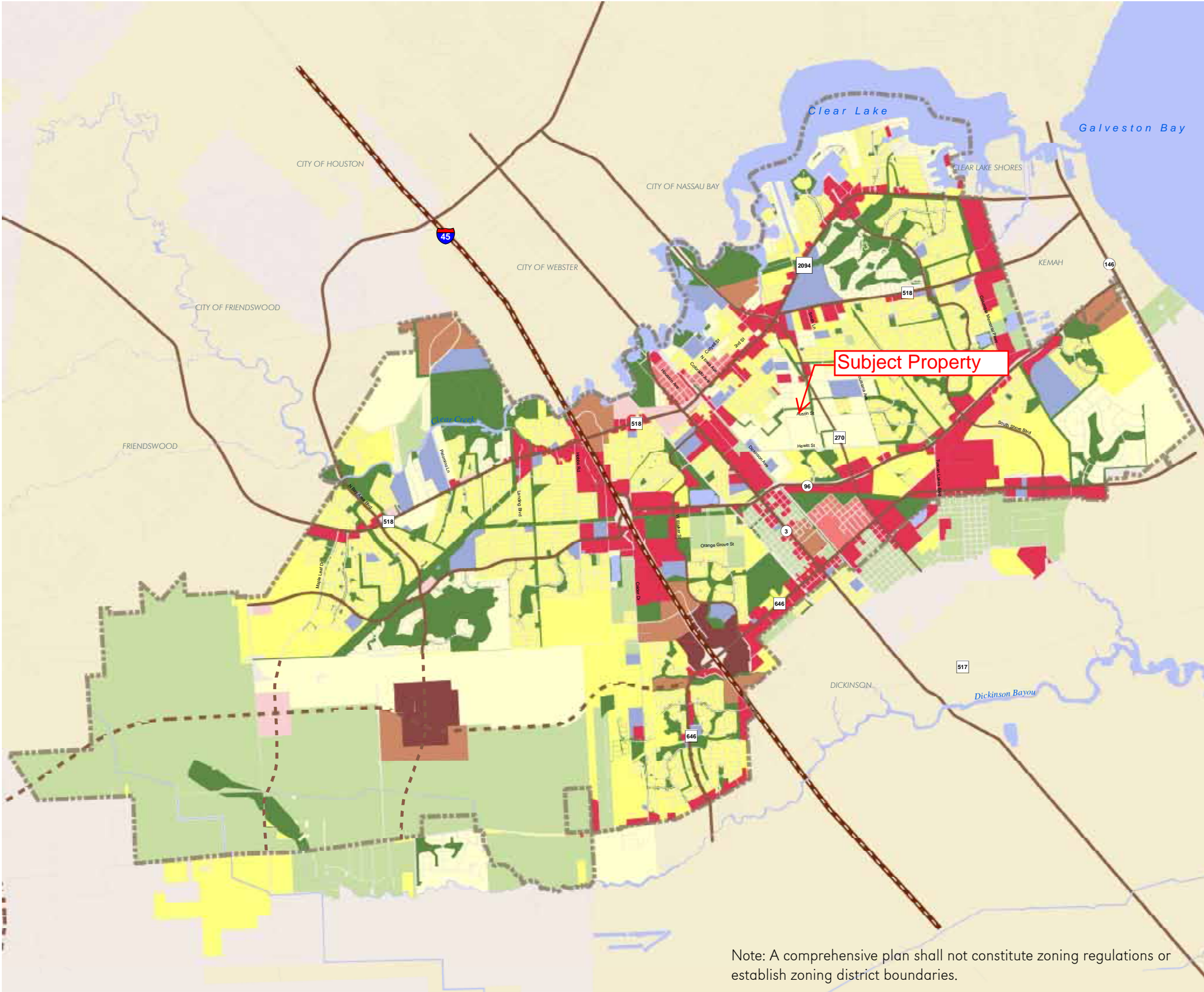


Figure 5.1 Future Land Use Plan



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