

Zoning Change Z15-12 (355 Newport Boulevard)

Request	Rezone approximately 0.4 acres from “PS” (Public / Semi-Public) to “CG” (General Commercial). The property is owned by the City of League City and has most recently been the site of EMS Station #2, located directly adjacent to the Newport Subdivision. In September of 2014, the expansion of Fire Station #2 was completed in which EMS Station #2 and Fire Station #2 have been consolidated under one roof. As a result, the subject 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. In addition, this tract was identified for rezoning to better complement the zoning in the immediate area. The intent of the “CG” (General Commercial) zoning district is for existing and future areas of larger-scaled pedestrian- and auto-oriented commercial development located on major arterial roadways for community-serving uses such as retail, services, office, auto-related businesses, restaurants and recreation and entertainment.
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 West Main Street (FM 518), east of Ellis Landing and west of Newport Boulevard, with the approximate address being 355 Newport Boulevard.
Citizen Response	78 – 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 September 2014 – EMS Station #2 relocates to recently expanded Fire Station #2.
April 21, 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 site has a structure constructed of metal and masonry, approximately 2,500 square feet in size with several trees along Newport Boulevard.

Direction	Surrounding Zoning	Surrounding Land Use
North	“CG”	Undeveloped Property
South	ROW and “RSF-7”	Undeveloped Property
East	ROW and “CG”	Newport Boulevard and Commercial Lease Spaces
West	“RSF-7”	Drainage Ditch and Ellis Landing Subdivision

Conformity with Comprehensive Plan

The Future Land Use Plan of the 2035 Comprehensive Plan identifies the subject property as “Enhanced Auto Dominant Commercial”. Enhanced Auto Dominate Commercial focuses on the convenience and access for customers and employees almost exclusively by automobile. These districts are typically at major intersections or linear along major roadways as standalone or retail strip centers. Walkability and connectivity being minimal. The buildings are typically setback with parking dominating the site. Landscaping is emphasized, but most often is an accent to parking or the structures. Uses of the property are generally limited to retail with some office spaces and are rarely mixed.

Access and Traffic Impacts

Access is provided from Newport Boulevard.

Newport Boulevard

	Existing Conditions	Proposed Conditions
<i>Roadway Type</i>	Local	Local
<i>ROW Width</i>	60 Feet	60 Feet
<i>Pavement Width and Type</i>	2-lane, divided, 28-foot wide concrete pavement width with sidewalks on either side.	2-lane, divided, 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 development.

Water is accessible through a 10-inch water line along the west side of Newport Boulevard.

Sanitary sewer is accessible through an 8-inch sewer line along the southern property line.

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.

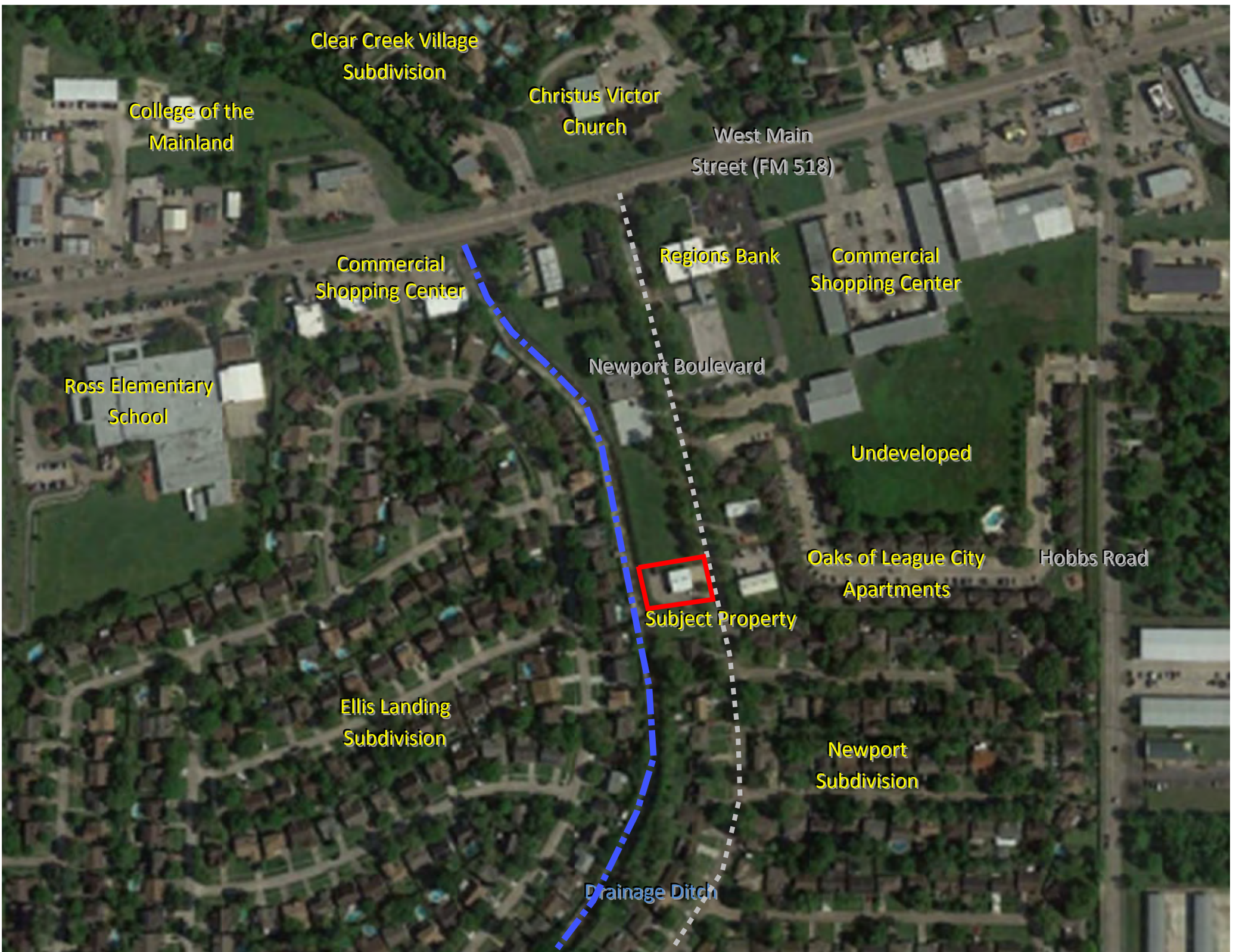
Public Benefit vs. Imposed Hardship

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 the Future Land Use Plan designation for the property and adjacent properties to the north and west being zoned General Commercial, staff recommends approval.

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



Clear Creek Village
Subdivision

College of the
Mainland

Christus Victor
Church

West Main
Street (FM 518)

Commercial
Shopping Center

Regions Bank

Commercial
Shopping Center

Ross Elementary
School

Newport Boulevard

Undeveloped

Oaks of League City
Apartments

Hobbs Road



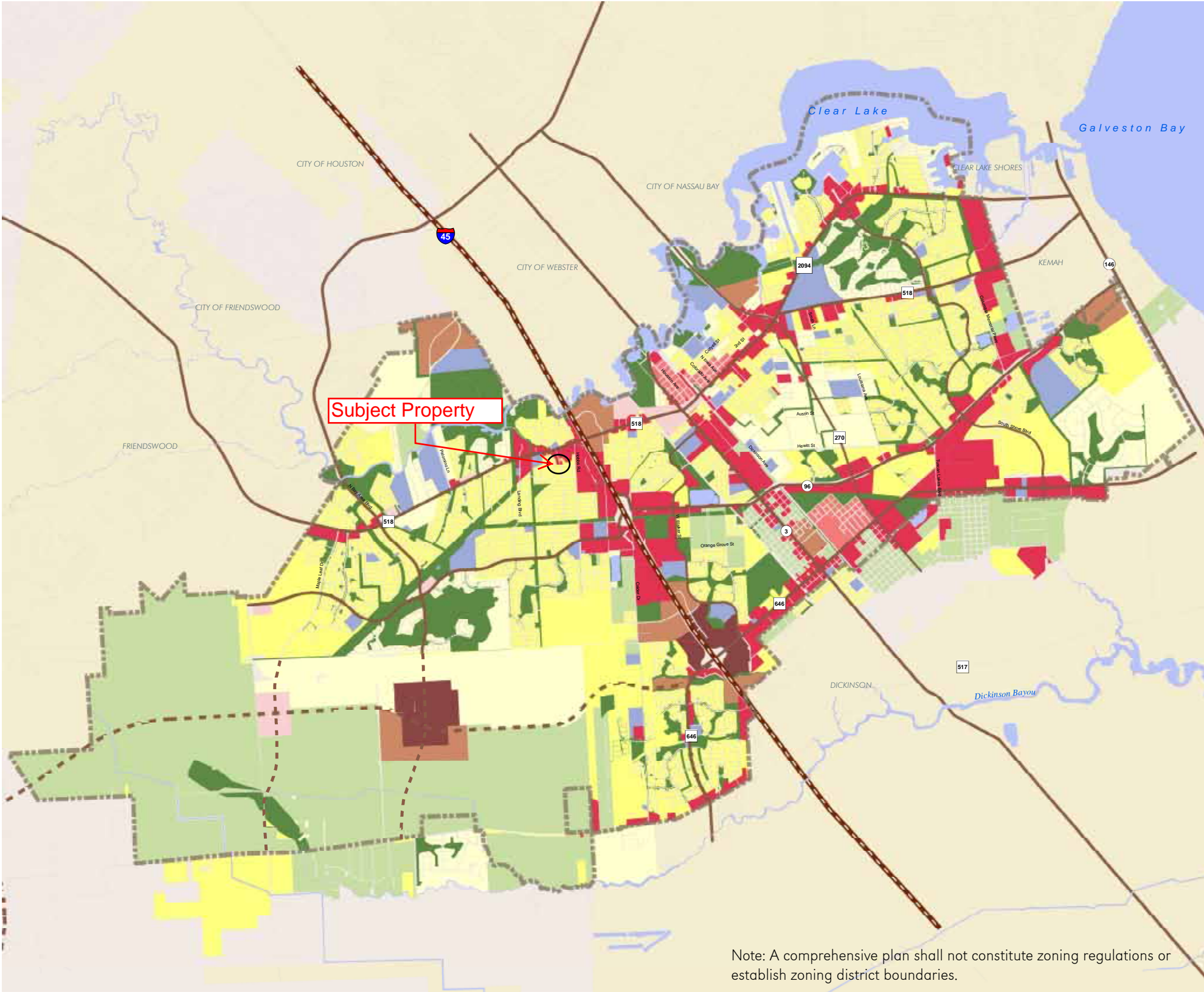
Subject Property

Ellis Landing
Subdivision

Newport
Subdivision

Drainage Ditch

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