

Zoning Change Z15-10 (Glen Cove and FM 2094)

Request	<p>Rezone approximately 0.3 acres from “PS” (Public / Semi-Public) to “CN” (Neighborhood Commercial).</p> <p>The property is owned by the City of League City after the Glen Cove Subdivision was annexed into League City in 1966. The property had been the site of an above ground water tank and a water well that were constructed to serve the Glen Cove Subdivision. Due to issues with age and degradation the water tank was removed in 2008 and the water well was decommissioned in 2009. 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. In addition, this tract was identified for rezoning to better complement the zoning in the immediate area.</p> <p>The intent of the “CN” (Neighborhood Commercial) zoning district is to provide for areas of smaller-scaled and pedestrian-oriented, neighborhood-serving, commercial and mixed use developments, typically less than 10,000 square feet in size including uses such as retail, office space and restaurants.</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 north of Marina Bay Drive (FM 2094), east of Seminole Drive and west of Glen Cove Boulevard with the approximate address being 2002 Marina Bay Drive.
Citizen Response	70 – 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

1966 – City of League City annexes the Glen Cove Subdivision into the city limits.
December 2008 – The above ground water tank on the property is demolished.
September 2009 – The water well is placed out of service and plugged.
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.
June 14, 2015 – Subject to approval on first reading, City Council to consider request on second reading.

Site and Surrounding Area

The vacant site has no protected trees on the property.

Direction	Surrounding Zoning	Surrounding Land Use
North	ROW and "RSF-7"	Glen Cove Boulevard and Glen Cove Park and Waterford Harbor Subdivisions
South	ROW and "OS-PUD"	Marina Bay Drive and Centerpoint High Voltage Transmission lines
East	ROW and "CN"	Glen Cove Boulevard and Undeveloped Property
West	"CN"	Verizon Substation Office

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 Glen Cove Boulevard and/or FM 2094 (Marina Bay Drive). However FM 2094 is under the jurisdiction of the Texas Department of Transportation (TxDOT) in which access onto FM 2094 requires a TxDOT permit.

FM 2094 (Marina Bay Drive)

	<i>Existing Conditions</i>	<i>Proposed Conditions</i>
<i>Roadway Type</i>	Minor Arterial	Minor Arterial
<i>ROW Width</i>	114 Feet	As Determined by TxDOT
<i>Pavement Width and Type</i>	4-lane, divided, 56-foot wide concrete pavement width with a 22-foot wide center median and sidewalks on either side.	As Determined by TxDOT

Glen Cove Boulevard

	<i>Existing Conditions</i>	<i>Proposed Conditions</i>
<i>Roadway Type</i>	Local	Local
<i>ROW Width</i>	60 Feet	60 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 development.

Water is accessible through a 6-inch water line along the west side of Glen Cove Boulevard and a 16-inch water line on the north side of Marina Bay Drive.

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

Floodplain The entire property is currently located within the 500-year 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 going into the floodplain, which would require mitigation should the tract be developed.

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 proposed rezoning complements the Future Land Use Plan and the zoning for the adjacent zoning to the east and west, staff recommends approval.

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



Glen Cove Park
Subdivision

Glen Cove Boulevard

Waterford Harbor
Subdivision

Gas Station

Commercial Retail

Marine Retail
Shopping Center

Verizon
Substation

Subject
Property

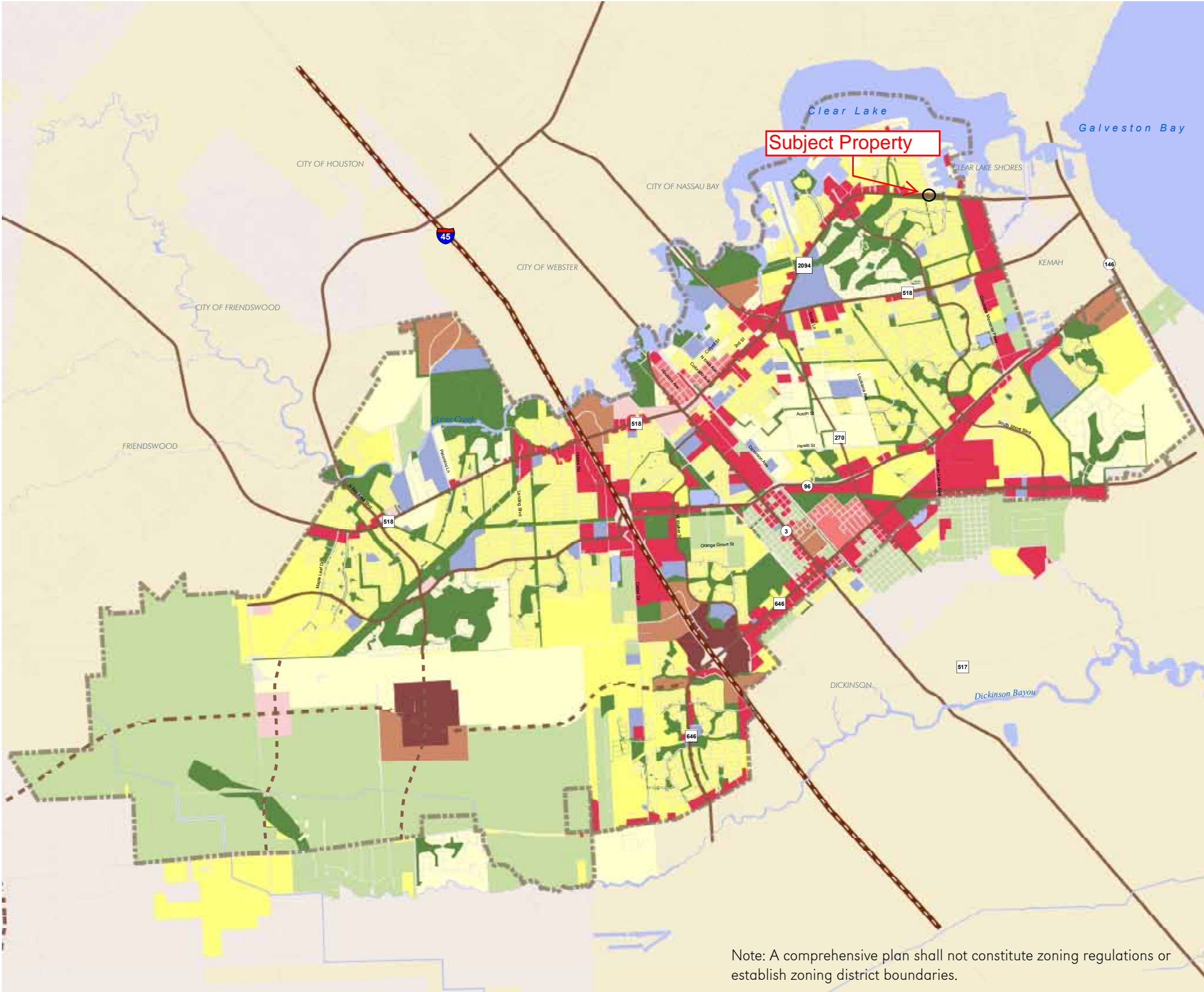
Undeveloped

Marina Bay
Drive (FM 2094)

Centerpoint High Power
Transmission Lines

Harbour Park Subdivision
(South Shore Harbor)

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