

Zoning Change Z15-17 (Lakes of Quail Pointe PUD)

Request

Make a recommendation to City Council to rezone approximately 210 acres

From:

“RSF-5” (Single-family residential with a minimum lot size of 5,000 square feet),
“RSF-7” (Single-family residential with a minimum lot size of 7,000 square feet); and,
“RSF-10” (Single-family residential with a minimum lot size of 10,000 square feet)

To:

“RSF-5-PUD” (Single-family residential with a minimum lot size of 5,000 square feet with a Planned Unit Development); and;
“RSF-7-PUD” (Single-family residential with a minimum lot size of 7,000 square feet with a Planned Unit Development)

The applicant proposes a four (4) phased residential Planned Unit Development (PUD) in the southeast corner of League City consisting of approximately 550 residential lots, a recreation center, parkland, looped trail and other amenities. Since the applicant is proposing a PUD for the site, a Concept Plan (also referred to as a PUD document) has been attached.

Should the request be approved, the development regulations specified within the PUD document will supersede those in the Zoning Ordinance. Otherwise, the development shall comply with the requirements of the Zoning Ordinance.

Applicant

Matt Stoops of BGE / Kerry Gilbert & Associates

Owner

Jerry Leblanc of Empire Continental Land, L.P.

City Council

Public Hearing & First Reading – June 14th, 2016; *Second Reading – June 28th, 2016*

Location

Generally located south of League City Parkway (State Highway 96), north of FM 646, east of South Shore Boulevard and west of State Highway 146.

**Citizen
Response**

171 – 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. Concept Plan (aka PUD document)
4. Appendix A – Traffic Impact Assessment (CD)
5. Appendix B – Environmental Assessment (CD)

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

March 9, 2006 – City Council of League City adopted Ordinance No. 2006-12, annexing approximately 222.7 acres from League City's extraterritorial jurisdiction into the corporate limits of League City. This annexation accounts for the southern half of the Lakes of Quail Pointe PUD.

March 28, 2006 - City Council of League City adopted Ordinance No. 2006-17, amending the original 2003 agreement between the City of League City and Galveston County Municipal

Utility District # 45 (MUD #45) and expanding the service area of the MUD by approximately 256.38 acres. The expansion increases the overall size of the MUD to 849.86 acres while encompassing the majority of property known as the Lakes of Quail Pointe development today.

April 25, 2006 – City Council of League City adopted Ordinance No. 2006-31, rezoning approximately 201.2 acres from “RSF-20” (Single-family residential with a minimum lot size of 20,000 square feet), “RSF-10” (Single-family residential with a minimum lot size of 10,000 square feet), and “RSF-7” (Single-family residential with a minimum lot size of 7,000 square feet) to “RSF-5” (Single-family residential with a minimum lot size of 5,000 square feet) and “RSF-7” (Single-family residential with a minimum lot size of 7,000 square feet). The property was rezoned for a proposed residential development being called Quail Point.

October 24, 2006 - City Council of League City adopted Ordinance No. 2006-96, amending the original 2003 and 2006 first amendment agreements between the City of League City and MUD #45 and expanding the service area of the MUD by approximately 65.44 acres. The further expansion of the MUD increases the overall size to 915.3 acres and added approximately 37 acres to property known as the Lakes of Quail Pointe development today.

March 2, 2015 - Staff held a predevelopment meeting with Matt Stoops of BGE / Kerry Gilbert & Associated to discuss a proposed residential development known as Quail Point.

September 8, 2015 - Applicant held a neighborhood meeting at League City’s Hometown Heroes Park. The submitted sign-in sheet indicates twelve (12) neighbors attended. It was identified that several neighbors within the Whispering Lakes Ranch Subdivision were displeased with the possibility of two-story homes overlooking the back yards and backs of their homes.

September 28, 2015 – The applicant submits a rezone request to the Planning Department requesting a Planned Unit Development Overlay.

October 14, 2015 – Staff met with the Applicant to discuss the review of the project.

January 14, 2016 – Staff met with the Applicant and/or Owner to discuss the possible phasing of Madrid Lane.

January 25, 2016 – Staff met with the Applicant and/or Owner to discuss the engineering of the project.

February 2, 2016 – Staff met with the Owner and CenterPoint representatives to discuss the electrical power requirements.

April 24, 2016 - Notice of public hearings published in the newspaper.

April 25, 2016 - Planning staff sent out public hearing notices to the surrounding property owners and installed public hearing signs on the property.

April 29, 2016 – Staff and the Owner met to finalize minor changes to the PUD document.

May 16, 2016 - Planning & Zoning Commission is scheduled to conduct a public hearing and make a recommendation to City Council.

June 14, 2016 – City Council is scheduled to conduct a public hearing and consider request on first reading.

June 28, 2016 – Subject to approval on first reading, City Council to consider request on second reading.

Site and Surrounding Area

Overall, the property is relatively flat with no natural water courses running through the property. The northern one-third of the property is a large pasture area with trees interspersed throughout with a few agricultural barns and approximately five small man-made ponds or depressions that hold water after a rainfall. In addition, a nine (9) acre wooded area lies in the northwest corner of the project. The southern two-thirds of the project are predominantly scrub brush and sporadic trees.



Direction	Surrounding Zoning	Surrounding Land Use
North	"RSF-7-PUD" and "OS-PUD"	Mar Bella PUD
South	"RSF-10" and City Limits	Whispering Lakes Ranch and City of Texas City
East	"OS" and City Limits	CenterPoint High Power Transmission corridor and City of Kemah
West	"RSF-7-PUD", "OS-PUD" and "RSF-10"	Mar Bella PUD and Whispering Lakes Ranch

Conformity with Comprehensive Plan

The Future Land Use Map in the 2035 Comprehensive Plan identifies the area as “Suburban Residential.” The intent of the Suburban Residential character district is to provide a blend of urban and rural character that focuses on open space and limited densities that make neighborhoods pleasantly walkable. While the need remains for motorized vehicles, a typical residence moderately covers a lot and is setback from the roadway in which the remaining portions of the lot are heavily landscaped.

Access and Traffic Impacts

The primary points of access are League City Parkway (State Highway 96) via the Mar Bella PUD from the north and Farm to Market Road 646 (FM 646) to the south and connected via a collector roadway, Madrid Lane. The roadway network is characterized by Madrid Lane (to be developed in the first three phases) extending north/south with two roundabouts located in the northern and southern third of the development.

The use of an existing all weather access roadway will be constructed in the initial phase of construction to provide temporary secondary access for the Lakes of Quail Pointe until the Madrid Lane is completed. Once construction begins on either the third or fourth phases, a secondary construction entrance in the southwest corner of the development will be extended from FM 646 into the development utilizing an existing Texas City right-of-way. No construction traffic shall be permitted to travel through the Mar Bella community.

A Traffic Impact Assessment (TIA) is attached to the PUD document as Appendix A. The TIA provides recommendations which will be incorporated as part of the development during the development phase.

Utilities

The utilities will be designed and constructed to the standards of League City, Galveston County and the Texas Commission on Environmental Quality (TCEQ).

Water will be provided from League City via the Municipal Utility District #45 (MUD #45) from the Mar Bella PUD and the Whispering Lakes Ranch Subdivision. Water lines will be extended at each phase of construction to loop the water system.

Sanitary sewer treatment will be provided by the nearby Bayview Waste Water Treatment Plant (WWTP) from a lift station within the development. However, in order for the WWTP facility to treat the effluence, a series of milestones have been established for the developer to meet. These milestones are provided in the PUD document and discuss an overarching agreement between the League City, MUD #45, Bayview MUD, and the developer in which considerations regarding the WWTP expansion, treatment services, metering, billing, payments, transfers of funds, maintenance and ownership are to be considered and adopted prior to connecting to the system.

In addition, the development will utilize reuse water (also known as purple pipe) from the WWTP facility to irrigate common areas within the development.

Electrical utilities will be constructed to standards set for by the City of League City's Subdivision and Development regulations. In addition, all electrical equipment (i.e. transformers and switchgear) will be underground or pad mounted and concrete poles will be provided where overhead electrical lines parallel Madrid Lane northwards from FM 646 and approximately 100 feet after the power line turn eastwards and westwards. All other utilities will be located underground.

Floodplain The entire property is currently located outside the floodplain in the Unshaded X flood zone. However, preliminary FEMA floodplain maps for Galveston County show that approximately 150 acres of the project will go into the 100 year floodplain (AE Zone). The remainder of the property would be in the Shaded X, inside the 500 year floodplain, and the Unshaded X, outside the 500 year floodplain.

The developer will elevate the development to the proposed floodplain level. Should the development not be fully elevated prior to adoption of the new maps, the developer will seek the appropriate permits from FEMA.

Variances One variance is being requested from the buffer yard standard that requires PUDs to buffer from adjacent residentially zoned property. The variance is requested since this is a residential development and no buffer yard would be required if the property were developed without a PUD overlay.

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 request complements the Comprehensive Plan's Future Land Use Plan and that the proposed PUD exceeds the minimum requirements of the Zoning Ordinance, staff recommends approval.

Proposed Motion Motion to approve Zone Change Application, Z15-17 (Lakes of Quail Pointe PUD) with the associated PUD document as presented by staff.

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



League City Parkway

Mar Bella PUD

CCISD
Educational
Village

Bayview
WWTP

City Limits

State Highway 146

Hidden Lakes
PUD

Whispering
Lakes Ranch
Subdivision

Subject
Property

City Limits

South Shore Boulevard

FM 646

FM 646

City of Texas
City