

Zoning Map Amendment MAP-17-0001 (Bay View Section 4)

Request	<p>Rezone approximately 1.19 acres from “OS” (Open Space) to “RSF-5” (Residential Single-Family 5).</p> <p>This request is made to have all of Lots 10, 11, and 12, and a portion of Lots 8, 9, 13, and 14, Block 2, Bay View Section 4 rezoned to “RSF-5” (Residential Single-Family 5). The applicant proposes to develop the above listed lots into seven single-family residential lots.</p> <p>The “RSF-5” (Residential Single-Family with a minimum lot size of 5,000 square feet) zoning district is intended to provide for medium density residential development.</p>
Applicant	Matt Stoops, BGE Kerry Gilbert & Associates
Owner	Ron Brooks, Affinity Development
City Council	Public Hearing & First Reading – <i>September 12, 2017</i> ; <i>Second Reading – September 26, 2017</i>
Location	Generally located east of Calder Road, along Dale Ridge Lane, Terrace Cliff Lane, and Rolling Creek Lane.
Citizen Response	53 – Notices Mailed to Property Owners within 500 feet 2 – Notices Returned 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. Approved Master Plan (Bay View Master Plan Revision #2) 5. Bay View Section 4 Plat

The Commission should consider the following findings in its deliberation, which shall be utilized to substantiate its findings. 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 proposed zoning map amendment consists of seven platted lots that are currently zoned “OS” (Open Space) and “RSF-5” (Residential Single-Family 5). The current lot configuration has portions of the seven lots zoned “OS” (Open Space). The zoning map amendment will rezone all seven lots to “RSF-5” (Residential Single-Family 5), to match the Master Plan and platted lot configuration.

Prior to 2005 – The Bay View land was a portion of the Bay Colony Parkside Development.

July 7, 2005 – The current active Master plan, Bay View Master Plan Revision #2, was approved by Planning & Zoning Commission.

February 2, 2008 – The subject properties in this proposed zoning map amendment were zoned “OS” and “RSF-5”.

February 6, 2017 – A plat for the property was approved by the Planning and Zoning Commission. The plat created 72 lots and 3 restricted reserves. The lot configuration did not match the zoning district configuration.

June 28, 2017 – The applicant held a neighborhood meeting at League City’s Johnnie Arolfo Civic Center. The submitted sign-in sheet indicates two (2) neighbors attended.

July 10, 2017 – The applicant submits a rezone request to the Planning Department.

July 24, 2017 - Planning staff sent out public hearing notices to the surrounding property owners and installed public hearing signs on the property. The notice of public hearings was published in the newspaper.

August 14, 2017 - Planning & Zoning Commission is scheduled to conduct a public hearing and make a recommendation to City Council.

September 12, 2017 – City Council is scheduled to conduct a public hearing and consider request on first reading.

September 26, 2017 – Subject to approval on first reading, City Council to consider request on second reading.

Site and Surrounding Area

Currently, the infrastructure has been constructed and the residential lots are vacant.

Direction	Surrounding Zoning	Surrounding Land Use
North	ROW, “RSF-5”	Terrace Cliff Lane Right-of-Way, Undeveloped Single-Family Residences in Bay View
South	“OS”	Restricted Reserve
East	“RSF-5”	Single-Family Residences in Bay Colony Parkside Section 1
West	ROW	Calder Road Right-of-Way

Conformity with Comprehensive Plan

The Future Land Use Map in the 2035 Comprehensive Plan identifies the area as “Enhanced Auto Dominant Residential”. Enhanced Auto Dominant Residential is intended for single-family residential subdivisions that have higher lot coverage and impervious surface requirements. The space between buildings is typically smaller and lot are often more shallow.

The proposed zoning map amendment to allow 5,000 square-foot lots is consistent with the 2035 Comprehensive Plan.

Access and Traffic Impacts

Access is provided to the Bay View subdivision via a primary drive on Calder Road.

Calder Road

	Existing Conditions	Proposed Conditions
<i>Roadway Type</i>	Minor Arterial	Minor Arterial
<i>ROW Width</i>	50 Feet	100 Feet
<i>Pavement Width and Type</i>	2-lane, undivided, 24-foot wide concrete pavement width with drainage ditch on either side.	4-lane, divided, 48-foot wide concrete pavement width with curb and gutter.

Utilities

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 water and sewer capacity is adequate to serve this development.

Bay View Section 4 infrastructure was accepted on December 13, 2016 by City Council.

Floodplain

The lots included in the zoning map amendment are currently located in “X” Zone. However, it should also be noted that FEMA has preliminary Flood Insurance Rate Maps (FIRM) for Galveston County that are anticipated to be adopted in 2017. The preliminary FIRM maps

show the subject properties entering into the “Shaded X” Zone.

**Criteria for
Considering a
Zoning Map
Amendment**

Per Section 125-49.D: Criteria for Considering Text or Map Amendments (Rezoning), the Planning & Zoning Commission shall use, but not be limited to, the following criteria as reference in support of their recommendation for approval or denial:

1. Conformance of the proposed zoning and use with the City’s Comprehensive Plan and other City policies;
2. The character of the surrounding area;
3. The zoning and use of nearby properties, and the extent to which the proposed zoning and use would be compatible;
4. The suitability of the property for the uses permitted by right in the proposed zoning district;
5. The extent to which approval of the application would detrimentally affect nearby properties;
6. The extent to which the proposed use would adversely affect the capacity or safety of that portion of the street network or present parking problems in the vicinity of the property;
7. The extent to which approval of the application would harm the value of nearby properties;
8. The gain to public health, safety, and welfare due to denial of the application as compared to the hardship imposed upon the owner as a result of denial of the application; and
9. That there are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood.

When considering the above criteria, staff finds rezoning the subject properties to “RSF-5” is appropriate.

**Staff
Recommendation**

Staff recommends approval of the Zoning Map Amendment, MAP-17-0001 (Bay View Section 4) from “OS” (Open Space) to “RSF-5” (Residential Single-Family 5).

For additional information, you may contact Korrie Becht, Senior Planner at 281-554-1077 or at korrie.becht@leaguecity.com.