



KERRY R. GILBERT
& ASSOCIATES

July 7, 2017

Kris Carpenter
Planning and Zoning Department
City of League City
500 W Walker Street
League City, Texas 77573

Re: Bay View – 1.19 ac. rezone

Dear Kris,

On behalf of Affinity Development, BGE | Kerry R. Gilbert & Associates respectfully submits the above for your review and presentation to the Development Review Committee. The following is a response to the zoning application questions:

1. *Conformance of the proposed zoning and use with the City's Comprehensive Plan and other City policies.*
 - a. **This area is shown as Enhanced Auto Dominant Residential and the proposed zone, Residential Single Family-5 (RSF-5), is a compatible zoning district. In addition, most of the area surrounding the 1.19 ac. is currently zoned RSF-5**
2. *The character of the surrounding area.*
 - a. **Suburban Residential with some undeveloped property to the west of Calder Rd.**
3. *The zoning and use of nearby properties, and the extent to which the proposed zoning and use would be compatible.*
 - a. **Most of the area surrounding the 1.19 ac. is currently zoned RSF-5, the proposed zone change.**
4. *The suitability of the property for the uses permitted by right in the proposed zoning district.*
 - a. **We are asking the property be rezoned so that single family residential homes can be built on the platted lots. The homes built on this lots will be identical size, character and value as those in Bay Section 4.**
5. *The extent to which approval of the application would detrimentally affect nearby properties.*
 - a. **There will be no negative impact since this would place the 1.19 ac. in the same zoning districts as that other residential homes that surround it.**
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.*
 - a. **No negative impact.**
7. *The extent to which approval of the application would harm the value of nearby properties.*
 - a. **No negative impact.**
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.*
 - a. **The will be no gain to public health, safety, and welfare due to denial of the application.**
9. *That there are exceptional circumstances or conditions applicable to the property involved or to the intended uses or development of the property that do not apply generally to other property in the same zone or neighborhood.*
 - a. **There are no exceptional conditions**



KERRY R. GILBERT
& ASSOCIATES

10. Supporting details including a letter describing the nature of the request, and existing and proposed uses.
- a. **We are asking the property be rezoned so that single family residential homes can be built on the platted lots. These lots are currently zoned Parks & Open Space and we are asking that they be rezoned to Residential Single Family-5. The homes built on this lots will be identical size, character and value as those in Bay Section 4.**

A digital version of exhibits will be sent to you via email. If you have any questions or comments, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew Stoops", with a long horizontal flourish extending to the right.

Matthew Stoops