

Zoning Change MAP-17-0006 (7503 South Shore Boulevard)

Request	Hold a public hearing and make a recommendation to City Council for Zone Change Application, MAP-17-0006 (7503 South Shore Boulevard) , a request to rezone approximately 1.68 acres from “OS-PUD” (Open Space within a Planned Unit Development Overlay) to “PS” (Public Space).
Applicant	Tommy Cones, League City Fire Marshal
Owners	City of League City
City Council	Public Hearing & First Reading – <i>December 12th, 2017</i> ; <i>Second Reading – January 9th, 2017</i>
Location	Generally located along the north side of South Shore Boulevard, between Marblewood Lane and Bishop’s Bridge.
Citizen Response	129 – Notices Mailed to Property Owners within 500 feet 0 – Communications of Support Received 0 – Communications of Opposition Received
Attachments	1. Zoning Map 2. Future Land Use Map 3. Aerial Map 4. Comparable and Non-Comparable Land Uses 5. Proposed Site Plans

The Commission should consider the following criteria in its deliberation, which shall be utilized to substantiate its findings. The Commission should determine the extent to which the proposed zonings would be compatible with the surrounding properties, the surrounding land uses, and their impacts should be considered.

Background

August 10, 1999 – The properties in the area were initially zoned as “SDR” (Suburban Development Residential)

November 4, 2003 – The properties were similarly zoned as “PUD” (Planned Unit Development) as a result of the Zoning Map and Text Amendment of 2003.

August 30, 2005 – The property is zoned “OS-PUD” (Open Space within a Planned Unit Development Overlay). The property was incorporated into the Hidden Lakes PUD.

September 20, 2017 – Applicant made initial contact to the Planning Department to seek a rezoning of a single property for the proposed use of a fire station.

October 16, 2017 – The applicant held a neighborhood meeting for the proposed rezoning. Some of the residents that attended the meeting expressed their concerns about drainage.

October 25, 2017 – The applicant submitted the current request to rezone 1.68 acres from “OS-PUD” to “PS”.

October 30, 2017 – Planning staff sent out public hearing notices to the surrounding property owners, installed public hearing signs on the property, and published in the newspaper.

November 20, 2017 – Planning & Zoning Commission is scheduled to hold a public hearing and make a recommendation to City Council on the zoning request.

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

January 9, 2018 – Subject to approval on first reading, City Council is to consider request on second reading.

Use Analysis

The City is proposing the zone change for the construction of a new fire station. The Fire Marshal's Office, along with BRW Architects conducted a site analysis at multiple locations. The site on Tuscan Lakes Boulevard and Gun Range was too far to be beneficial and was too close to the neighboring jurisdiction. The proposed location on League City Parkway was determined to be outside of the price range the City was seeking, and the site located at 6060 South Shore Boulevard was too close to Fire Station 3.

The proposed location at 7503 South Shore Boulevard is cost efficient because it is owned by the City. The site also offers access to both north and south sides of League City via South Shore Boulevard and access to west and east League City via League City Parkway. The area around League City Parkway is a high-volume call area, which also makes this site beneficial in reducing response time. The Fire Marshal's office estimates that it will reduce the response time by five to ten minutes.

The nearest fire station is located at 3575 FM 518 East and is approximately four miles and eight to ten minutes from the proposed site.

The proposed fire station is also expected to help with the increasing demands in the South Shore and League City Parkway area and maintain the City's low ISO rates, which reduces homeowner's insurance rates. The strategic location of Station 6 will help bring response times closer to seven minutes, which is needed to maintain or lower the City's ISO rating and provide relief for other stations.

Site and

Surrounding Area

The site is currently developed. A water storage tank and well supply facility was constructed there in 2015, and will remain at the site. No protected trees are proposed to be removed.

Direction	Surrounding Zoning	Surrounding Land Use
North	"OS-PUD"	Open space used for overhead power
South	"PS-PUD" & ROW	Open space used for utilities and South Shore Boulevard
East	"OS-PUD" & "RSF-7-PUD"	Undeveloped open space and developed residential property
West	"OS-PUD"	Open space used for overhead power

Conformity with Comprehensive Plan

The 2017 Future Land Use Plan in the 2035 Comprehensive Plan identifies the area as Park/Open Space/Natural which is defined as undeveloped areas suited for preservation, conservation or aesthetics, and include streams, vegetated areas, and open space. The primary focus is preserving natural landscaping and open space. Though the site is designated as open space, the site has existing development. The proposed fire station will be in accordance to the character of the site that is currently being used as a government facility for the water tank storage and lift station. The proposed site will not be removing any existing landscaping.

Although the proposed use of "Public Safety Facility" is inconsistent with the FLUP, it is consistent with the character of the existing site and with Section 9-4 of the Comprehensive Plan, which states that maintaining the existing fire rating is a priority and goal of the City.

Zoning Analysis The proposed use of a fire station is classified as a “Public Safety Facility,” which is permissible by right in Public Space, but not permissible in Open Space. The existing Water Tank and Well Station is classified as Public Utility – Major, which is also permissible in Public Space, but requires a Special Use Permit in Open Space. A SUP was not obtained for the water tank and well station; thus, the rezoning would also bring both into compliance.

A list of comparable land uses and development requirements for “OS” and “PS” is provided in Attachment #5.

The predominant uses allowed within the Public Space zoning district are uses such as schools, daycares, offices, government facilities, hospitals, minor utilities, and public safety facilities.

The Fire Marshal’s Office is proposing to only use their sirens when the fire truck is outside of the residential area, however, this may not be feasible in some circumstances. All lighting on the site shall be hooded and pointed away from residential properties.

Fire Station 3, located at 3575 FM 518 East, zoned “PS-PUD,” is also abutting residential properties with a 15’ buffer yard and fence. Fire Station 4, located at 175 North Bay Area Boulevard is also adjacent to residential and includes a 20’ buffer and no fence. The proposed fire station would have a 30’ open space buffer, additional landscaping as required by City ordinance, as well as fencing between the site and the neighboring residential properties.

Currently, the property is incorporated in the Hidden Lakes Planned Unit Development (PUD), which designates the area as open space for utilities and lift station. The proposed rezoning would remove the property from the Hidden Lakes PUD. The removal of the site from the Hidden Lakes PUD will not affect the Hidden Lakes parkland requirements because the area was not designated as parkland and was not included in their parkland calculations.

Access and Traffic Impacts Access is currently provided along South Shore Boulevard. It is anticipated that the proposed rezoning would not affect the overall amount of traffic, but there would be a shift towards additional truck traffic along the roadway. Given the concrete pavement on South Shore Boulevard, the effects of additional truck traffic would be negligible.

Drainage Drainage for the site was approved with the original Hidden Lakes Master Plan. The site drains north of South Shore Boulevard into an existing Hidden Lakes linear detention pond, with overflow going into another existing linear detention that drains into the Gum Bayou. The Engineering Department has found that the drainage for this site is already accounted for in the Hidden Lakes Master Plan.

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 the proposed rezoning does not affect the availability of water and sewer since it is based on location. Water capacity is also not affected by this zoning request since the water calculations are the same.

The Engineering Department indicated that there are enough EDUs for the proposed Fire Station.

Floodplain The property is located outside of the floodplain.

**Criteria for
rezone**

Per Section 125-49. D. Criteria for Considering Text or Map Amendments (Rezoning).

The Planning and 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 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 the portion of the street network or present parking problems in the vicinity of the property.
7. The extent to which the approval of the application would harm the value of nearby properties;
8. The gain to public health, safety, and welfare due to the 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.

Staff Findings

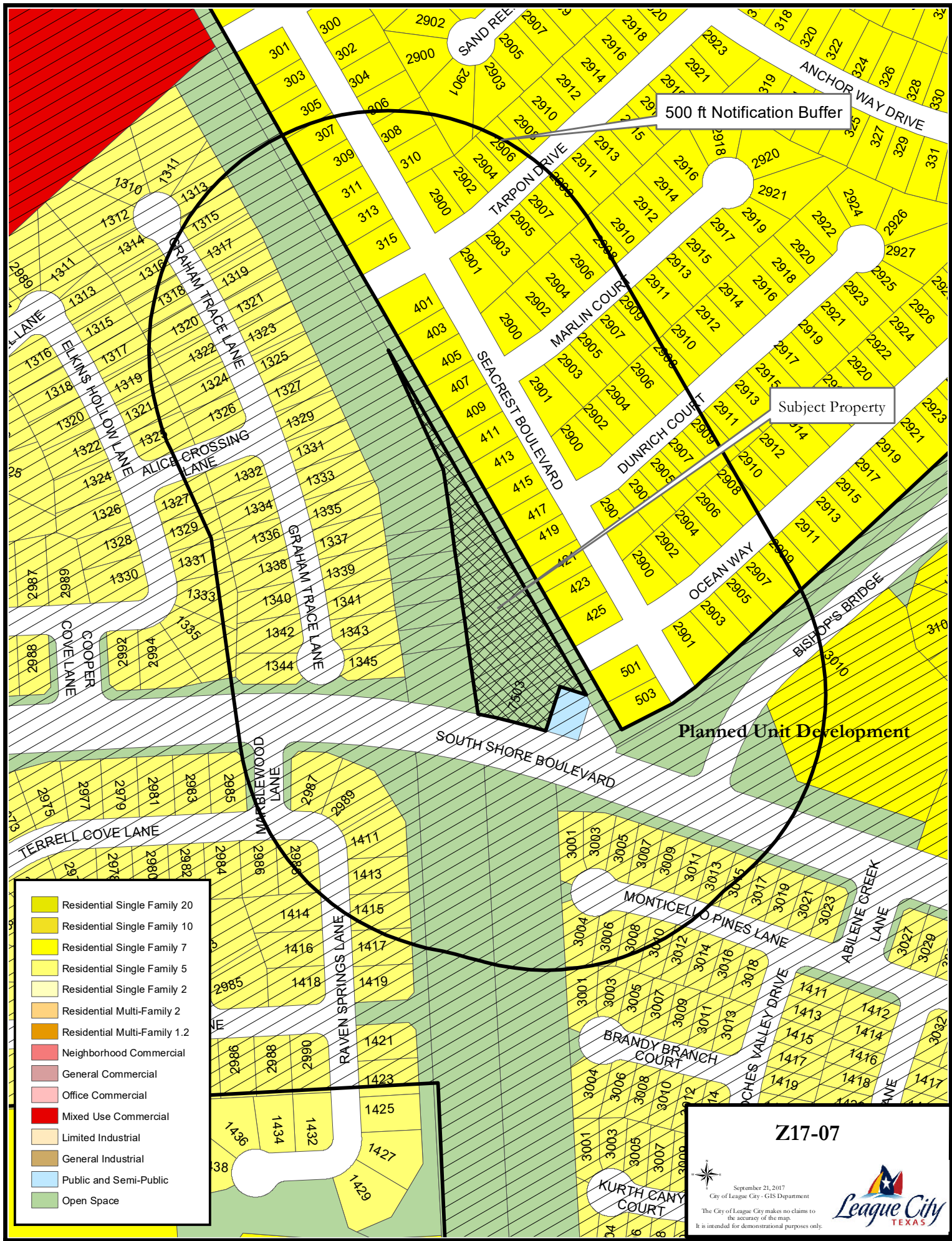
Based upon the information provided, the Commission shall make a recommendation to determine “the gain to public health, safety, welfare, due to denial of this application as compared to the hardship imposed upon the owners as a result of denial of the application.” Based on staff’s findings, the proposed rezoning:

- Does not affect the availability or capacity for water or sewer services on the properties;
- Has a negligible effect on traffic impacts in the area;
- Increases public health, safety, and welfare;
- Is consistent with the character of the existing site;
- Is consistent with Section 9-4 of the Comprehensive Plan’s objective to maintain City’s fire protection ratings.

Recommendation Given the findings listed above, staff recommends approval.

Recommended Motion Motion to approve Zone Change Application, MAP-17-0006 (7503 South Shore Boulevard) as presented by staff.

For additional information, you may contact Kayla Davis, Planner at 281-554-1079 or at kayla.davis@leaguecity.com.





Z17-07



September 21, 2017
City of League City - GIS Department
The City of League City makes no claims to
the accuracy of the map.
It is intended for demonstrational purposes only.



Schedule 125-75.B: Use Regulations – Open Space District

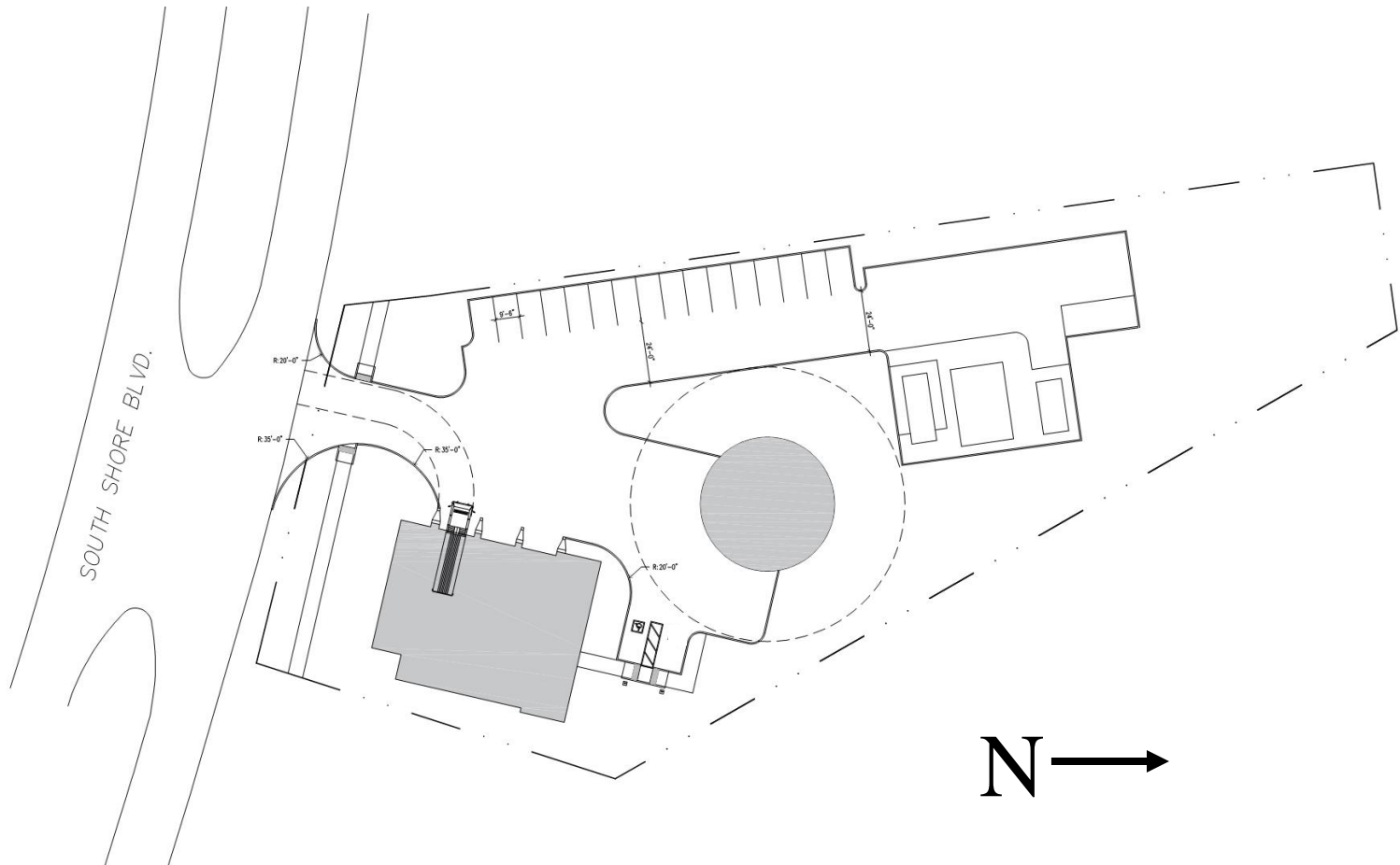
<i>Use Category / Specific Category</i>	<i>OS</i>	<i>Additional Regulations</i>
<i>Public and Semipublic</i>		
Cemeteries	S	
Clubs or Lodges	L1	
Cultural Institutions	L1	
Day Care	L1	
Government Offices and Facilities		
<i>Large-Scale</i>	S	
<i>Small-Scale</i>	S	
Parks and Recreation	P	
<i>Commercial</i>		
Eating and Drinking Establishments		
<i>Full Service</i>	L1	
<i>Limited Service</i>	L1	
<i>With Outdoor Seating</i>	L1	
Recreation and Entertainment		
<i>Large-Scale</i>	P	Refer to Section 125-90.E.
Temporary Sales and Uses	L2	
<i>Transportation, Communications, and Utilities</i>		
Communication Towers and Structures	S	
Transportation Facilities		
<i>Marinas, Docks</i>	P	
<i>Marinas, Private</i>	P	
<i>Marinas, Public</i>	P	
Utility Major	S	
Utility, Minor	P	
<i>Agriculture and Extractive</i>		
Crop and Animal Raising	P	
Excavation and Mining	S	Refer to Chapter 98
Plant Nursery	P	
<i>Pipelines, Oil and Gas Wells</i>		
Gas Well Drilling	S	Refer to Section 125-90.G.
Oil Well Drilling	S	Refer to Section 125-90.G.
Pipelines	S	Refer to Section 125-90.H.
Pump Stations	S	Refer to Section 125-90.I.
<i>Specific Use Limitations</i>		
L1 Permitted only as an accessory use within the district.	L2 Permissible if in accordance with Section 125-130 of this Chapter.	
<i>Accessory Uses and Structures</i>	See Article IV, Division 2	
<i>Temporary Uses</i>	See Article IV, Division 3	
<i>Nonconforming Uses and Structures</i>	See Article IV, Division 7	

Schedule 125-74.B: Use Regulations – Public and Semi-Public District

<i>Use Classifications</i>	<i>PS</i>	<i>Additional Regulations</i>
<i>Public and Semipublic</i>		
Cemeteries	S	
Clubs or Lodges	P	
Colleges, Public or Private	P	
Cultural Institutions	P	
Day Care	P	
Educational Research and Development	P	
Government Offices and Facilities		
<i>Large-Scale</i>	P	
<i>Small-Scale</i>	P	
Hospitals	P	
Parks and Recreation	P	
Public Maintenance Facilities	S	Refer to Section 125-90.D.
Public Safety Facilities	P	
Religious Assembly	P	
Schools, Public or Private	P	
<i>Commercial</i>		
Ambulance Services	P	
Convention Center	P	
Eating and Drinking Establishments		
<i>Full Service</i>	L1	
<i>Limited Service</i>	L1	
<i>With Outdoor Seating</i>	L1	
Food and Beverage Sales	L1	
Laboratory, Commercial	P	
Massage Establishments and Massage Services	P	
Offices	P	
Parking Facilities	P	
Recreation and Entertainment		
<i>Large-Scale</i>	P	Refer to Section 125-90.E.
Retail Sales	L1	
Temporary Sales and Uses	L2	
Undertaking, Funeral and Interment Services	P	
<i>Industrial</i>		
Research and Development	S	

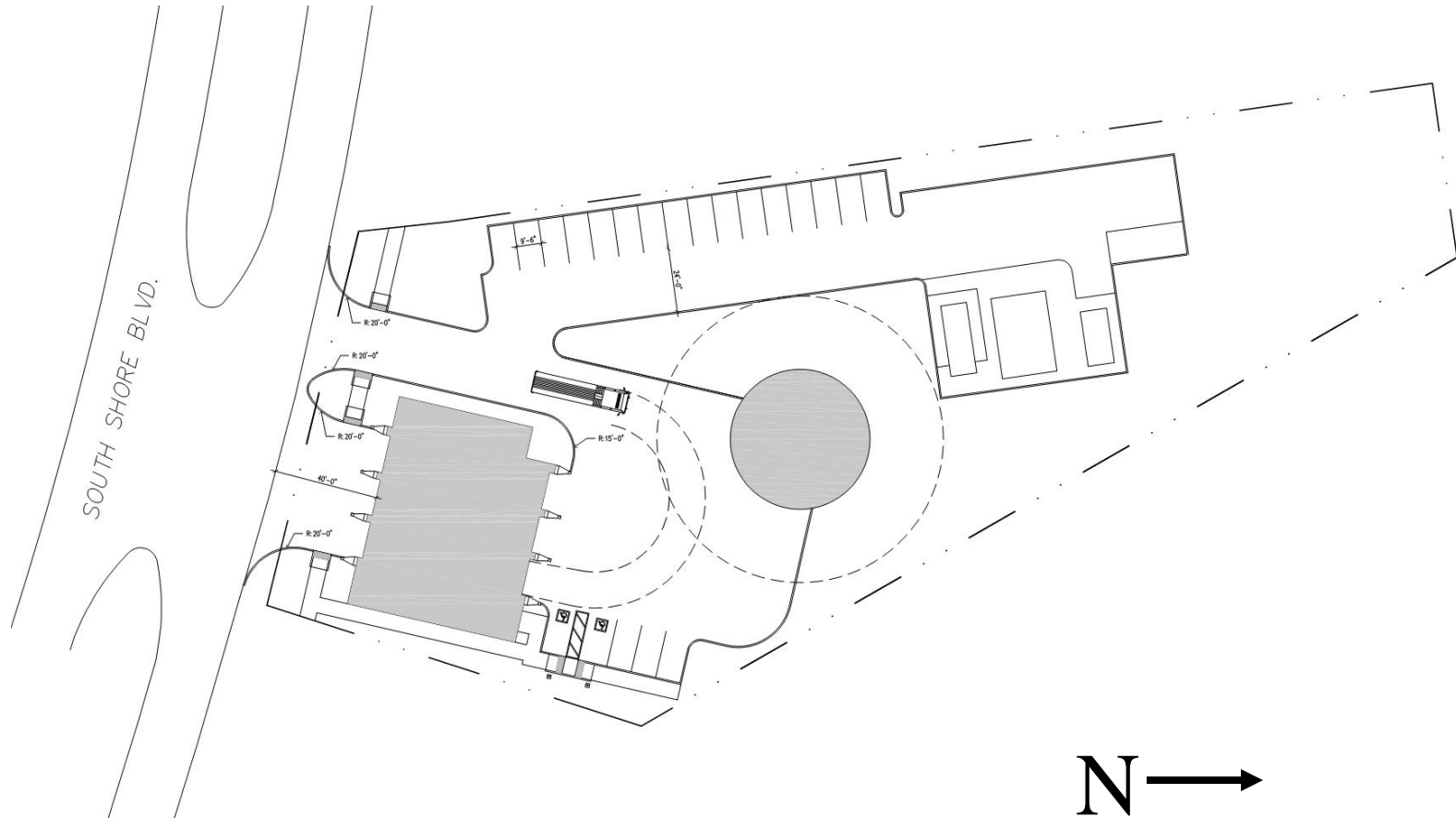
Site Layout

Option 1: Single Access Apparatus Bays



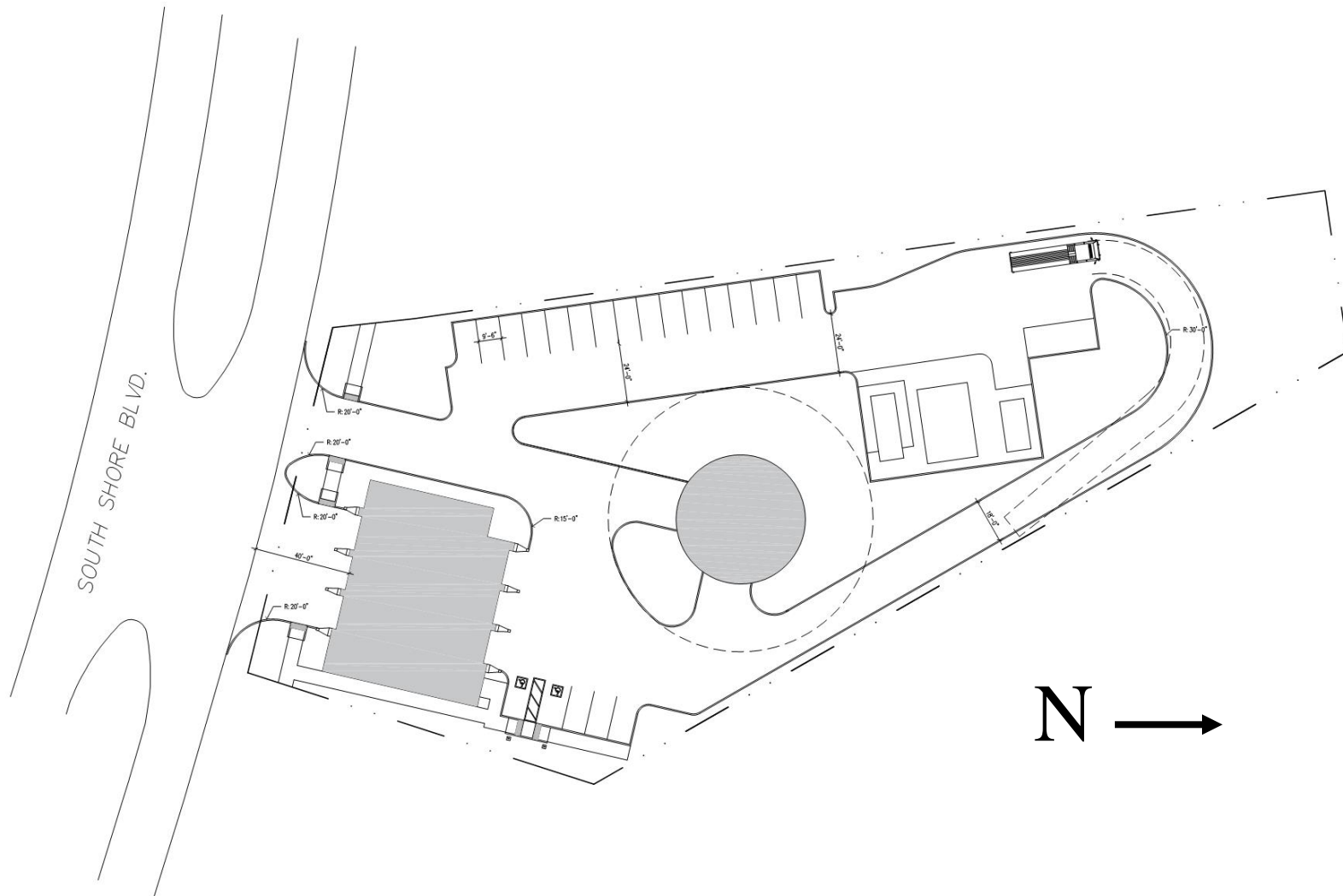
Site Layout

Option 2a: Pull Through Bays



Site Layout

Option 2b: Pull Through Bays with extended drive



Option 2c: Pull Through Bays with extended drive

