

Zoning Change - MAP-18-0008 (Fire Training Facility)

Request	Hold a public hearing and make a recommendation to City Council for Zone Change Application, MAP-18-0008 (Fire Training Facility) , a request to rezone approximately 25.38 acres from “PS-HCD-RNC” (Public and Semipublic within the Historic Conservation District Overlay and Residential Neighborhood Conservation Overlay) to “PS” (Public and Semipublic)
Applicant	City of League City
Owner	City of League City
City Council	Public Hearing & First Reading – <i>June 26, 2018</i> ; <i>Second Reading – July 10, 2018</i>
Location	Generally located along the east side of North Kansas Avenue and north of Satsuma Street.
Citizen Response	89 – Notices Mailed to Property Owners within 500 feet 0 – Communications of Support Received 0 – Communications of Opposition Received
Attachments	1. Zoning Map 2. 2017 Comprehensive Plan Future Land Use Plan 3. Aerial Map 4. RNC Overlay District Allowable Uses Table 5. PS Base Zoning District Allowable Uses Table 6. Site Photos

The Commission should consider the following criteria in its deliberation to support its recommendation for approval or denial.

Background	<p>1989 – 1998 – The fire training and public utilities facilities and animal shelter were constructed.</p> <p>August 10, 1999 – The properties in the area were initially zoned as “PFI” or Public Facilities & Institutions.</p> <p>September 9, 1999 – The properties in this request were zoned “PFI-HD” (Public Facilities & Institutions within the Historical District Overlay as a result of the Zoning Map and Text Amendment.</p> <p>August 30, 2005 – The properties in this request were zoned “PS-HCD-RNC” (Public & Semipublic within a Historic Conservation District and Residential Neighborhood Conservation Overlay District) as a result of the Zoning Map and Text Amendment.</p> <p>April 27, 2018 – The City submitted a site plan revision application for an expansion to the building located at 911 N. Kansas Avenue.</p> <p>May 07, 2018 – City staff discussed the issue that public safety facilities are not allowed by right in the current overlays and the decision was made to remove all of the public facilities at the location from the HCD overlay and the RNC overlay.</p> <p>May 08, 2018 – The City submitted the current request to rezone approximately 25.38 acres from “PS-HCD-RNC” to “PS”.</p> <p>May 11, 2018 – Planning staff sent out public hearing notices to the surrounding property owners and posted public hearing notices.</p> <p>May 12, 2018 – Notice of public hearings published in the newspaper.</p>
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June 04, 2018 – Planning & Zoning Commission to hold a public hearing and make a recommendation to City Council on the request.

Purpose of Request

The applicant is proposing to rezone five properties, 821 N. Kansas Ave., 901 N. Kansas 911 N. Kansas Ave., 951 N. Kansas Ave., and 703 N Wisconsin Ave., to allow for the existing public safety facilities, public utilities, and animal shelter to be allowed by right. This will allow for future expansions, alterations, and repairs for these existing public facilities.

Site and Surrounding Area

The rezoning request consists of five properties on one tract of land, owned by the City, that currently consist of fire training facilities, supporting offices for the fire training facilities, a training drill field, a wastewater treatment plant and an animal shelter. All properties are enclosed in a gated area and screened with hedges.

Direction	Surrounding Zoning	Surrounding Land Use
North	"PS-HCD-RNC"	Undeveloped City property
South	"OS-HCD-RND" & "RSF-7-HCD-RNC"	Open space & developed single family residential
East	OS-HCD-RND" & "RSF-7-HCD-RNC"	Open space & developed single family residential
West	"PS" & "PS-HCD-RNC"	City owned utility facilities and offices

Conformity with Comprehensive Plan

The Future Land Use Map in the 2035 Comprehensive Plan identifies the area as "Public/Institutional."

The existing facilities and any proposed expansions or repairs to the existing facilities would be in conformity to the Comprehensive Plan.

Zoning Analysis

Should the proposed rezoning be approved, the same uses allowed for the "PS" base zone district would be allowed. However, removing the property from the "RNC" Overlay district will allow for Public Safety Facilities by right.

Attached are the tables listing the allowable uses for the "PS" base zone district and the "RNC" overlay district.

Access and Traffic Impacts

Access is provided along North Kansas Avenue. No additional driveways are proposed at this time.

North Kansas Avenue

	Existing Conditions	Proposed Conditions
<i>Roadway Type</i>	Local	Local
<i>ROW Width</i>	70 Feet	70 Feet
<i>Pavement Width and Type</i>	2-lane, undivided, 24-foot wide concrete pavement width with curb and gutter.	2-lane, undivided, 24-foot wide concrete pavement width with curb and gutter.

It is anticipated that the proposed rezoning will not affect the overall amount of traffic in this area.

Utilities

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.

Criteria for Considering Rezoning

The Planning and Zoning Commission shall use the following criteria for considering their recommendation for approval or denial:

1. Conformance 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. 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.

Criteria in Support of Recommendation

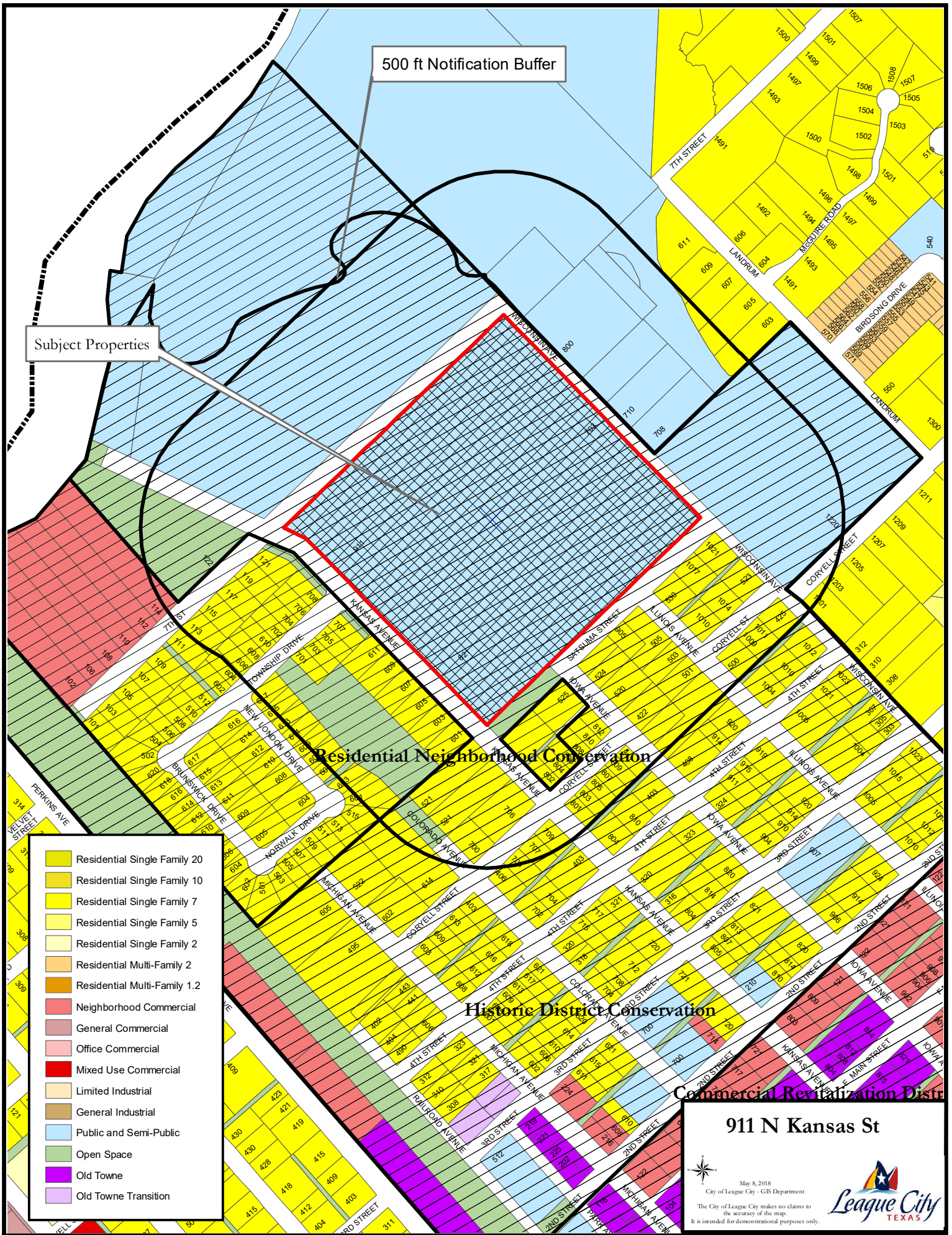
Based upon the information provided, staff has determined that the proposed rezoning:

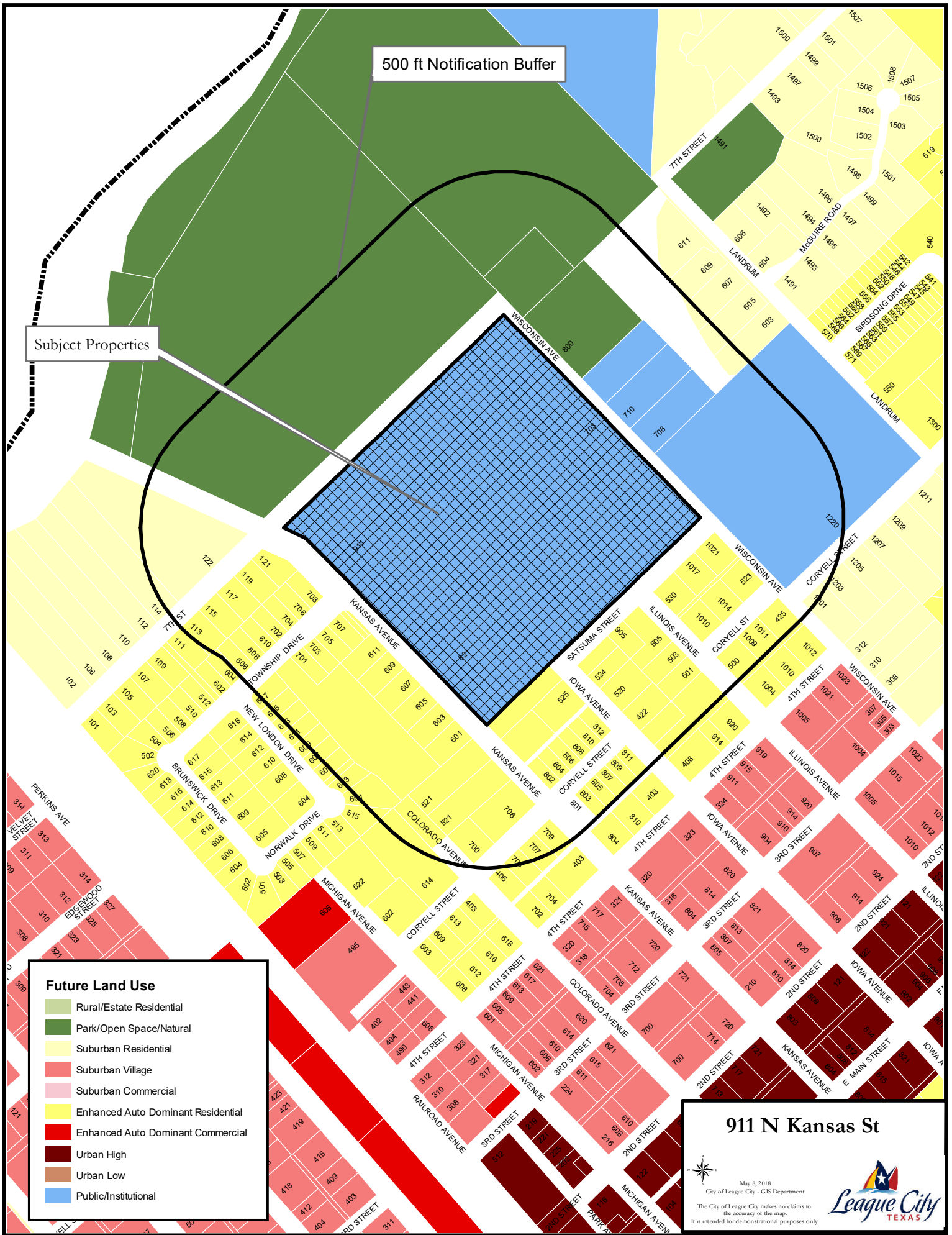
- Is consistent with the character of the area and conforms with the Comprehensive Plan's Future Land Use Plan;
- Does not affect the availability or capacity for water or sewer services on the properties;
- Has a negligible effect on traffic impacts in the area;
- The proposed uses permitted by the proposed zoning district are suitable for the properties; and
- The rezoning will allow for the expansion and maintenance of the existing public safety facilities.

Staff Recommendation

Given the criteria listed above, staff recommends approval.

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







500 ft Notification Buffer

Subject Properties

911 N Kansas St



May 8, 2018
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 125-81.D: Use Regulations – Residential Neighborhood Conservation Overlay District

<i>Use Classifications</i>	<i>RNC</i>	<i>Additional Regulations</i>
<i>Residential</i>		
Child Care Family Homes		
<i>Listed Family Homes</i>	P	
<i>Registered Family Homes</i>	P	
Residential Dwellings		Refer to Section 125-90.B.
<i>Single Family Dwelling</i>	P	
<i>Single Family with Secondary Dwelling</i>	P	
Attached Single Family Dwelling	P	
<i>Duplex</i>	S	
<i>Multi-Family Residential</i>	S	
Group Residential Facilities		Refer to Section 125-90.J
<i>Disabled Group Dwelling</i>	P	
<i>Public and Semipublic</i>		
Cultural Institutions	P	
Day Care	S	
Government Offices and Facilities		
<i>Small-Scale</i>	P	
Parks and Recreation	P	
Public Safety Facilities	S	
<i>Commercial</i>		
Banks and Other Financial Institutions	S	
Bed and Breakfast Establishment	P	
Business Services	P	
Catering Business	P	
Eating and Drinking Establishments		
<i>Full Service</i>	L2	
<i>With Live Entertainment</i>	L1, L2	
<i>With Outdoor Seating</i>	L1, L2	
Food and Beverage Sales	L4	
Offices	P	
Personal Services	P	
Retail Sales	P	
Temporary Sales	S	
Undertaking, Funeral and Interment Services	S	
<i>Transportation, Communications, and Utilities</i>		
Utility, Minor	P	
<i>Agriculture and Extractive</i>		

Schedule 125-81.D: Use Regulations – Residential Neighborhood Conservation Overlay District

<i>Use Classifications</i>	<i>RNC</i>	<i>Additional Regulations</i>
Excavation and Mining	S	Refer to Chapter 98
<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 Hours of operation may be limited to ensure compliance with City Noise ordinance.	L2 Less than 3,000 square feet including all seating areas.	
L3 Maximum of four units per structure.	L4 Corner stores less than 1,500 square feet.	
<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	

Sec. 125-81.E. Exceptions to Development Regulations

- a. Any site or development requirement established in the RNC Residential Neighborhood Conservation Overlay District may be replaced by the prevailing measure of a block face if determined appropriate by the City Planner.
- b. Minor deviations from the requirements of this section that allow for improved design but maintain the RNC Residential Neighborhood Conservation Overlay District's sense of character may be approved by the City Planner, except those that may impact a Certificate of Appropriateness from the Historic Commission.
- c. If the City Planner or applicant determines that a deviation is needed and it does not require a Certificate of Appropriateness from the Historic Commission, the deviation may be treated as a master plan amendment and shall be submitted to the Planning and Zoning Commission for approval.
- d. The Historic Commission shall review any request for deviation on property located within the Historic District and may provide comment for consideration by the Planning & Zoning Commission.

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	

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

Transportation, Communications, and Utilities		
Communication Towers and Structures	L3	
Transportation Facilities		
Airports and Heliports	L4	
Marinas, Public	P	
Transportation Passenger Terminals	P	
Utility Major	S, L5	
Utility, Minor	P	
Agriculture and Extractive		
Crop and Animal Raising	S	
Excavation and Mining	S	Refer to Chapter 98
Pipelines, Oil and Gas Wells		
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.
Specific Use Limitations		
L1 Permitted only as an accessory use within the district.	L2 Permissible if in accordance with Section 125-130 of this Chapter.	
L3 Permissible if in accordance with the Communications Towers and Structures Ordinance.	L4 May be permitted if accessory to a hospital or similar emergency health services facility upon approval of a Special Use Permit.	
L5 Flood control, drainage, and water distribution facilities do not require a Special Use Permit.		
Accessory Uses and Structures	See Article IV, Division 2	
Temporary Uses	See Article IV, Division 3	
Nonconforming Uses and Structures	See Article IV, Division 7	

PHOTOGRAPH 1



Looking onto subject property from Kansas Avenue at new Fire Training Building.

PHOTOGRAPH 2



Looking at fire training structure from Kansas Avenue.

PHOTOGRAPH 3



Looking at Fire Training Tower from Kansas Avenue. Note the screening scrubs in the foreground.

PHOTOGRAPH 4



Looking east from Kansas Avenue at Fire Training Tower and Fire Auxiliary Storage facility.

PHOTOGRAPH 5



Looking east from Kansas Avenue at the existing and expansion of the Animal Control Building.

PHOTOGRAPH 6



View of the southern portion of the property from Satsuma Road.

PHOTOGRAPH 7



Looking north from Satsuma at one of the main operations buildings for the Dallas Salmon Wastewater Treatment Plant.