



Legislation Details (With Text)

File #:	15-0336	Version:	1	Name:	PH - Z15-05 (Newcor Development)
Type:	Agenda Item	Status:		Status:	Public Hearing
File created:	5/18/2015	In control:		In control:	Development Services
On agenda:	5/26/2015	Final action:		Final action:	
Title:	Hold a public hearing on Zone Change Application, Z15-05 (Newcor Development), a request to rezone approximately 2.8 acres from "RMF-1.2" (Multi-family residential with a minimum density of 36 units per acre) to "RSF-2" (Single-family residential with a minimum lot size of 2,000 square feet), generally located north of Marina Way, east of Twin Oaks Boulevard and west of Glen Cove, with the approximate address being 2220 Marina Way in League City, Texas (Director of Planning and Development)				

Sponsors:

Indexes:

Code sections:

Attachments: 1. Data Sheet, 2. Zoning Notification Map, 3. Excerpt Minutes from May 4, 2015 P&Z Meeting, 4. Staff Report and Attachments, 5. Applicant Letter

Date	Ver.	Action By	Action	Result
5/26/2015	1	City Council		

Hold a public hearing on Zone Change Application, Z15-05 (Newcor Development), a request to rezone approximately 2.8 acres from "RMF-1.2" (Multi-family residential with a minimum density of 36 units per acre) to "RSF-2" (Single-family residential with a minimum lot size of 2,000 square feet), generally located north of Marina Way, east of Twin Oaks Boulevard and west of Glen Cove, with the approximate address being 2220 Marina Way in League City, Texas (Director of Planning and Development)

A public hearing is required for this zone change application to the "RSF-2" (Single-family residential with a minimum lot size of 2,000 square feet) zoning district.

Project Timeline:

August 2006 - A proposed 48-unit development named Marina Del Sol Condominiums is submitted for review by the Development Review Committee. The project was not approved due to abandonment by the developer.

August 2008 - The existing Marina Way Apartments (66 units) and storage buildings are demolished.

February 6, 2014 - The Parks Board recommended approval of a preliminary plat proposing 27 townhomes, subject to conditions.

February 17, 2014 - The Planning and Zoning Commission approved unanimously a 2.79 acre preliminary plat for the Marina Way Townhomes.

October 2014 - Demolition of the existing foundations is performed.

May 4, 2015 - Planning & Zoning Commission conducted a hearing and made a recommendation to City Council.

May 26, 2015 - City Council scheduled to conduct public hearing and consider request on first reading.

Project Summary:

The subject property is currently zoned "RMF-1.2" (Multi-family residential with a maximum density of 36 units per acre). The property used to be the location of a 66-unit apartment complex known as the Marina Way Apartments. The Owner of this property proposes to redevelop the property into 15 single-family residential lots.

The intent of the "RSF-2" (Single family residential with a minimum lot size of 2,000 square feet) zoning district is for high density, small lot residential development. The RSF-2 zoning district also permits zero-lot line homes as well.

The Future Land Use Plan of the 2035 Comprehensive Plan identifies the subject property as “Enhanced Auto Dominant Residential.” Areas designated as “Enhanced Auto Dominant Residential” fully accommodates the automobile to the extent that front setbacks are typically deep to allow for parking with driveways and garages that are prominent, dominant part of the architecture.

On May 4, 2015, the Planning and Zoning Commission held a public hearing and recommended approval, 7-0-0. During the public hearing there were no speakers for this request. Also, the Planning Department has not received any communications opposing this request.

Attachments:

1. Data Sheet
2. Zoning/Notification Map
3. Excerpt Minutes from May 4, 2015 P&Z Meeting
4. Staff Report & Attachments
5. Applicant Letter

CONTRACT ORIGINATION:

Planning Department

Applicant/Owner: Phil Newton of Newcor Development

FUNDING

{ x } NOT APPLICABLE

{ } Funds are available from Account # _____

{ } Requires Budget Amendment to transfer from Account # _____ to Account # _____