



Legislation Text

File #: 15-0383, Version: 1

Hold a public hearing on Zone Change Application, **Z15-08 (2103 Austin Street)**, a request to rezone approximately 2.9 acres from "OS" (Open Space) to "RSF-20" (Single Family Residential with a minimum lot size of 20,000 square feet), generally located south of Austin Street, east of Texas Avenue and west of South Egret Bay Boulevard (FM 270), with the approximate address being 2103 Austin Street in League City, Texas (Director of Planning and Development)

A public hearing is required for this zone change application to the "RSF-20" (Residential Single Family with a minimum lot size of 20,000 square feet) zoning district.

Project Timeline:

January 24, 1995 - City of League City acquired property.

April 13, 2015 - Planning staff sent out notices for a neighborhood meeting.

April 21, 2015 - Planning staff held a neighborhood meeting at the Civic Center.

April 24, 2015 - Planning staff sent out public hearing notices to the surrounding property owners and installed public hearing signs on the property.

April 26, 2015 - Public hearing notice of public hearings published in the newspaper.

May 10, 2015 - Public hearing notice of rescheduled City Council public hearing published in the newspaper.

May 15, 2015 - Planning staff sent out notifications to the surrounding property owner of the rescheduled public hearing at City Council and installed updated public hearing signs on the property.

May 18, 2015 - Planning & Zoning Commission conducted hearing and made a recommendation to City Council.

June 23, 2015 - City Council scheduled to conduct public hearing and consider request on first reading.

July 14, 2015 - Subject to approval on first reading, City Council to consider request on second reading.

Project Summary:

The subject property is currently zoned "OS" (Open Space). The city acquired this property in preparation for the Robinson Gully Drainage project and has since determined that a portion of this property is no longer needed and is being prepared for sale to the public. This tract has been identified for rezoning to "RSF-20" (Residential Single Family with a minimum lot size of 20,000 square feet) to conform with the zoning of the surrounding area.

The intent of the "RSF-20" (Residential Single Family with a minimum lot size of 20,000 square feet) zoning district is for existing and future areas of limited density Single Family Residential development.

The Future Land Use Plan of the 2035 Comprehensive Plan identifies the subject property as Suburban Residential". Areas designated as "Suburban Residential" are characterized by a garden-like setting that focuses on green space and limited density. Unlike Rural/Estate Residential, which emphasizes open space, the Suburban Residential designation provides a blend of both urban and rural characteristics. This includes limited commercial, deep setbacks and heavily landscaped green spaces.

The subject property is located within an area between the Dickinson Avenue and South Egret Bay Boulevard (FM 270) characterized predominantly by low density single family residential development and sporadic commercial development.

On April 21, 2015 the required neighborhood meeting was held. No comments were received in favor or in opposition.

On May 18, 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.

Recommendation:

Staff recommends approval of this zoning map amendment. The amendment is consistent with the Comprehensive Plan and with the existing surrounding uses.

Attachments:

1. Data Sheet
2. Zoning/ Notification Map
3. Excerpt Minutes from May 18, 2015 P&Z Meeting
4. Staff Report & Attachments

CONTRACT ORIGINATION:

Planning Department

Applicant/Owner: City of League City

FUNDING

NOT APPLICABLE

Funds are available from Account # _____

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