



Legislation Text

File #: 15-0503, **Version:** 1

Hold a public hearing on Zone Change Application **Z15-11 (Texas Ave./Power St.)**, a request to rezone approximately 2.0 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 Power Street, east of Dickinson Avenue and west of Texas Avenue, with the approximate address being in the 1000 block of Power Street and the 1000 block of Texas Avenue 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:

March 1989 - Properties are acquired by the City of League City for the Robinson’s Bayou Drainage Diversion Project.

Early 1990’s - The Robinson’s Bayou Drainage Diversion Project is constructed.

April 21, 2015 - Planning staff held a neighborhood meeting at the Civic Center. During the meeting, the citizens requested staff investigate rezoning the property to “RSF-20” instead of “RSF-10” due to their concerns the proposed zoning would be too dense for the area.

April 30, 2015 - Planning staff held another neighborhood meeting at the Civic Center as a result of the revised request to rezone the property to “RSF-20”.

May 8, 2015 - Public hearing notice mailed to surrounding property owners as well as public hearing notice signs placed on properties.

May 10, 2015 - Public hearing notice published in the newspaper.

June 1, 2015 - Planning & Zoning Commission held a public hearing and tabled the item until staff could present a survey or description of the property.

June 9, 2015 - City Council declared the property as surplus and directed staff to solicit sealed bids in accordance with the Texas Local Government Code.

July 31, 2015 - Planning staff sent out notices of rescheduled City Council public hearing to the surrounding property owners and installed public hearing signs on the property.

August 3, 2015 - Notice of rescheduled City Council public hearing published in the newspaper. Planning & Zoning Commission pulled the item from the table, after being provided with a metes and bounds description of the property and recommended approval, 3-0-0.

August 25, 2015 - City Council is scheduled to conduct public hearing and consider the request on first reading.

September 8, 2015 - Subject to approval on first reading, City Council to consider request on second reading.

Project Summary:

The property was acquired by the City of League City for the creation of the Robinson’s Bayou Drainage Diversion Project in the early 1990’s. However, this portion of the property was not needed as part of the drainage project. As a result, the property has been identified as one of nine properties throughout League City that is being prepared for sale to the public after City Council deemed the property surplus on June 9, 2015. During the vetting process, this tract was identified for rezoning to better complement the zoning in the immediate area.

The surrounding land use to the north are the Country Kingdom Montessori School and single family residences with Texas Avenue, Robinson’s Bayou Channel and the Town Village Mobile Home Park to the east. The Robinson’s Bayou Channel and single family residences are located to the south and west of the subject property.

The general area surrounding the property is classified as “Suburban Residential” which provides a blend of urban and rural character which focuses on greenspace and low density. The “RSF-20” zoning district is the largest residential

zoning district within League City, requiring properties to be subdivided into no less than 20,000 square foot parcels, being just shy of ½ an acre in size. The “RSF-20” district reflects the existing “large lot” single family areas that are intended to provide for a very low suburban residential density.

On June 1, 2015, the Planning and Zoning Commission held a public hearing and tabled the item. The Commission requested staff for a survey or description of the property, as is typical with rezoning or special use permit requests. A metes and bounds description was provided to the Commission at their August 3, 2015 meeting. The Planning and Zoning Commission recommended approval by a vote of 3-0-0. During the P&Z public hearing there were no speakers for this request. The Planning Department has not received any public communications either in favor or opposed regarding this request other than the concerns stated at the first neighborhood meeting.

Staff Recommendation:

Staff recommends approval to “RSF-20” as the request is in accordance with the Future Land Use Map of the Comprehensive Plan and would be compatible with the “RSF-7”, “RSF-10” and “RSF-20” zoned properties in the immediate surrounding area. If denied, the property would remain zoned as open space in which plant nurseries, crop and animal raising, and large scale recreation and entertainment uses which are permitted by right in the district.

Attachments:

1. Data Sheet
2. Zoning/Notification Map
3. Excerpt Minutes from June 6, 2015 P&Z meeting
4. Excerpt Minutes from August 3, 2015 P&Z meeting
5. Staff Report & Attachments

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 # _____