



Legislation Text

File #: 15-0606, **Version:** 1

Hold a public hearing on Zone Change Application, **Z15-16 (Bradshaw Nursery)**, a request to rezone approximately 0.75 acres from “OS” (Open Space) to “RSF-7” (Single-family residential with a minimum lot size of 7,000 square feet), generally located north of League City Parkway (SH 96) and west of Bradshaw Nursery Road in League City, Texas (Director of Planning and Development)

A public hearing is required for this zone change application to the “RSF-7” (Residential Single Family with a minimum lot size of 7,000 square feet) zoning district.

Project Timeline:

1992 - Property is platted as a part of Oaks of Clear Creek, Section 2 subdivision.

June 22, 2015 - Planning staff held a neighborhood meeting at the Civic Center. No major comments were provided to staff.

September 21, 2015 - Planning & Zoning Commission recommended approval 4-0-0.

October 13, 2015 - City Council scheduled to conduct public hearing and consider request on first reading.

October 27, 2015 - Subject to approval on first reading, City Council to consider request on second reading.

Project Summary:

The property is owned by the City of League City and is a portion of The Oaks of Clear Creek, Section 2 subdivision. The subject property is one of nine properties throughout League City that is considered unneeded and is being prepared for sale to the public. In addition, this tract was identified for rezoning to better complement the zoning in the immediate area.

The surrounding land uses to the north and east are single family residences within The Oaks of Clear Creek subdivision. Centerpoint high-tension lines are located to the west of the subject property, with League City Parkway and additional high-tension lines to the south of the site.

The general area surrounding the property is classified as “Enhanced Auto Dominant Residential” in the Future Land Use Plan. Enhanced Auto Dominant Residential accommodates the vehicle by providing for large driveways and deeper front setbacks to accommodate parking. A majority of the residential areas in League City are classified as Enhanced Auto Dominant Residential. The “RSF-7” district reflects the existing single family lots within The Oaks of Clear Creek.

On September 21, 2015, the Planning and Zoning Commission recommended approval by a vote of 4-0-0. During the P&Z public hearing there were no speakers for or against 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 of rezoning the subject site to “RSF-7” based on that the proposed rezoning complements the Future Land Use Plan and the zoning for the adjacent zoning to the north and east. 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 September 21, 2015 P&Z meeting
- 4. Staff Report & Attachments

CONTRACT ORIGINATION:

Planning Department

Applicant/Owner: City of League City

FUNDING

{ X } NOT APPLICABLE

{ } Funds are available from Account # _____

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