



## Legislation Text

**File #:** 17-0593, **Version:** 1

Hold a public hearing on Zoning Change Application, MAP-17-0001 (Bay View Section 4), a request to rezone approximately 1.19 acres from “OS” (Open Space) to “RSF-5” (Residential Single-Family with a minimum lot size of 5,000 square feet), legally described as all of Lots 10, 11, and 12, and a portion of Lots 8, 9, 13, and 14, Block 2, Bay View Section 4, generally located east of Calder Road, along Dale Ridge Lane, Terrace Cliff Lane, and Rolling Creek Lane, with the addresses of 260 and 262 Dale Ridge Lane, 3015 and 3013 Terrace Cliff Lane, and 265, 263, and 261 Rolling Creek Lane in League City, Texas (Director of Planning and Development)

A public hearing is required to consider this zone change application from “OS” to “RSF-5”.

### Project Timeline:

Prior to 2005 -	The Bay View land was a portion of the Bay Colony Parkside Development.
July 7, 2005 -	The current Master plan, Bay View Master Plan Revision #2, was approved by Planning & Zoning Commission.
February 6, 2017 -	A plat for the property was approved by the Planning and Zoning Commission. The plat created 72 lots and 3 restricted reserves. The lot configuration did not match the zoning district configuration.
June 28, 2017 -	The applicant held a neighborhood meeting at League City’s Johnnie Arolfo Civic Center. The submitted sign-in sheet indicated two (2) neighbors attended.
July 10, 2017 -	The applicant submitted a rezoning application to the Planning Department.
July 24, 2017 -	Planning staff mailed out public hearing notices to the surrounding property owners and installed public hearing signs on the property. The notice of public hearings was published in the newspaper.
August 14, 2017 -	The Planning & Zoning Commission held a public hearing and recommended approval, 6-0-0 with two members absent.
September 14, 2017 -	Planning staff sent out rescheduled public hearing notices to the surrounding property owners, published notice in the newspaper, and installed public hearing signs on the properties because the item was removed from the September 12, 2017 City Council meeting due to effects from Hurricane Harvey.
October 10, 2017 -	City Council is scheduled to conduct a public hearing and consider request on first and final reading.
October 24, 2017 -	City Council to potentially consider request on second reading if not approved as first and final reading.

### Project Summary:

The proposed zoning map amendment consists of seven platted lots that are currently zoned “OS” (Open Space) and “RSF-5” (Residential Single-Family with a minimum lot size of 5,000 square feet). The current plat configuration has portions of the seven lots zoned “OS” (Open Space). The zoning map amendment will rezone all seven lots to the “RSF-5” District, to match the platted lot configuration.

The approved Master Plan for the Bay View Subdivision was adopted in 2005 and shows the subject property as single-family lots. After the Master Plan was adopted, no application was submitted to change the zoning on the seven lots to match the Master Plan. The proposed zoning map amendment will allow for the construction of houses as detailed in the approved Master Plan. The rezoning from the “OS” District does not reduce any required parkland for the development. The rezoning is also consistent with the Comprehensive Plan’s designation of the property as Enhanced Auto Dominant Residential.

On August 14, 2017, the Planning and Zoning Commission held a public hearing and recommended unanimous approval, 6-0-0 with two members absent. The applicant was the only person who spoke during the P&Z public hearing. The Planning Department has not received any public communications either in favor or opposed to this requests.

It is requested that this item be considered on first and final reading since the applicant's request was delayed because of a meeting cancellations due to Hurricane Harvey.

**Staff Recommendation:**

Staff recommends approval of Zoning Change Application, MAP-17-0001 (Bay View Section 4), a request to rezone approximately 1.19 acres from "OS" (Open Space) to "RSF-5" (Residential Single-Family with a minimum lot size of 5,000 square feet.

**Attachments:**

1. Data Sheet
2. Zoning Map
3. Aerial Map
4. Bay View Master Plan
5. Excerpt Minutes from the June 19, 2017 P&Z Commission Meeting
6. Staff Report
7. Applicant Letter

**CONTRACT ORIGINATION:**

Planning and Development

Applicant: Matt Stoops, BGE Kerry Gilbert & Associates

Owners: Affinity Development

**FUNDING**

{X} NOT APPLICABLE

{ } Funds are available from Account # \_\_\_\_\_

{ } Requires Budget Amendment to transfer from Account # \_\_\_\_\_ to Account # \_\_\_\_\_