



Legislation Text

File #: 17-0746, **Version:** 1

Hold a public hearing on Zone Change Application, MAP-17-0006 (7503 South Shore Boulevard), a request to rezone approximately 1.68 acres, legally described as Unrestrictive Reserve C, South Shore Boulevard Extension South, from “OS-PUD” (Open Space within a Planned Unit Development Overlay) to “PS” (Public and Semipublic), generally located along the north side of South Shore Boulevard, between Marblewood Lane and Bishop’s Bridge (Assistant Director of Planning and Development)

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

Project Timeline:

August 10, 1999 - The properties in the area were initially zoned as “SDR” (Suburban Development Residential)

November 4, 2003 - The properties were similarly zoned as “PUD” (Planned Unit Development) as a result of the Zoning Map and Text Amendment of 2003.

August 30, 2005 - The property is zoned “OS-PUD” (Open Space within a Planned Unit Development Overlay). The property was incorporated into the Hidden Lakes PUD.

September 20, 2017 - Applicant made initial contact to the Planning Department to seek a rezoning of a single property for the proposed use of a fire station.

October 16, 2017 - The applicant held a neighborhood meeting for the proposed rezoning. Some of the residents that attended the meeting expressed their concerns about drainage.

October 25, 2017 - The applicant submitted the current request to rezone 1.68 acres from “OS-PUD” to “PS”.

October 30, 2017 - Planning staff sent out public hearing notices to the surrounding property owners, installed public hearing signs on the property, and published in the newspaper.

November 20, 2017 - Planning & Zoning Commission held a public hearing and made a recommendation to City Council of approval, 5-0-0 with three members absent.

December 12, 2017 - City Council is scheduled to conduct a public hearing and consider request on first reading.

January 9, 2018 - Subject to approval on first reading, City Council is to consider request on second reading.

Project Summary:

The proposed zoning map amendment consists of one platted lot that is currently zoned “OS-PUD” (Open Space within a Planned Unit Development Overlay). The City is proposing the rezoning for the construction of a new fire station. The Fire Marshal’s Office, along with BRW Architects, conducted a site analysis at multiple locations in the general area and the proposed location was determined to be the best site for the new facility.

The proposed location at 7503 South Shore Boulevard is the most cost efficient option because the land is currently owned by the City. The site also offers access to both north and south sides of League City via South Shore Boulevard and access to west and east League City via League City Parkway. The proposed location is also near the League City Parkway area and the Whispering Lake Ranch Subdivision, which are high-volume call areas. The current response times for these areas are ten to fifteen minutes. The proposed fire station could reduce the response times to below seven minutes. The nearest fire station is located at 3575 FM 518 East and is approximately four (4) miles and eight to ten minutes from the proposed site.

The proposed fire station is also expected to help the City maintain a low ISO fire protection rating, which complies with Section 9-4 of the Comprehensive Plan and provides homeowners with lower insurance rates. The strategic location of Station 6 will help bring response times closer to seven minutes, which is needed to maintain or lower the City’s ISO rating and provide relief for the other stations.

On November 20, 2017, the Planning and Zoning Commission held a public hearing and recommended unanimous approval, 5-0-0 with three members absent. The applicant was the only person who spoke during the P&Z public hearing. The Planning Department mailed out 129 letters and has not received any public communications either in favor or opposed to this request.

Staff recommends approval of Zoning Change Application, MAP-17-0006 (7503 South Shore Boulevard), a request to rezone approximately 1.68 acres from “OS-PUD” (Open Space within a Planned Unit Development) to “PS” (Public and Semipublic).

Attachments:

1. Data Sheet
2. Zoning Map
3. Proposed Site Plan
4. Excerpt Minutes from the November 20, 2017 P&Z Commission Meeting
5. Staff Report

FUNDING

☒ NOT APPLICABLE

☐ Funds are available from Account # _____

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