



Legislation Text

File #: 18-0340, **Version:** 2

Hold a public hearing on a request to rezone approximately 25.38 acres, MAP-18-0008 (Fire Training Facility), legally described as Blocks 25 through 27 and Abandoned Streets and Alleys 34 through 39, League City Townsites, from “PS-HCD-RNC” (Public and Semipublic within the Historic Conservation District Overlay and Residential Neighborhood Conservation Overlay) to “PS” (Public and Semipublic), generally located along the east side of North Kansas Avenue and north of Satsuma Street (Director of Planning and Development)

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

Project Timeline:

August 10, 1999 - The properties in the area were initially zoned as “PFI ” or Public Facilities & Institutions.

September 9, 1999 - The properties in this request were zoned “PFI-HD” (Public Facilities & Institutions within the Historical District Overlay as a result of the Zoning Map and Text Amendment.

August 30, 2005 - The properties in this request were zoned “PS-HCD-RNC” (Public & Semipublic within a Historic Conservation District and Residential Neighborhood Conservation Overlay District) as a result of the Zoning Map and Text Amendment.

April 27, 2018 - The City submitted a site plan revision application for an expansion to the building located at 911 N. Kansas Avenue.

May 07, 2018 - City staff discussed the issue that public safety facilities are not allowed by right in the current overlays and the decision was made to remove all of the public facilities at the location from the HCD overlay and the RNC overlay.

May 08, 2018 - The City submitted the current request to rezone approximately 25.38 acres from “PS-HCD-RNC” to “PS”.

May 11, 2018 - Planning staff sent out public hearing notices to the surrounding property owners and posted public hearing notices.

May 12, 2018 - Notice of public hearings published in the newspaper.

June 04, 2018 - Planning & Zoning Commission held a public hearing and made a recommendation to City Council to approve the request.

June 26, 2018 - City Council is scheduled to hold a public hearing and take action on the item on first reading.

July 10, 2018 - Subject to approval on first reading, City Council is scheduled to consider the request on second reading.

Project Summary:

The proposed zoning map amendment consists of five unplatted parcels that are currently zoned “PS-HCD-RNC” (Public and Semipublic within the Historic Conservation District Overlay and Residential Neighborhood Conservation Overlay). The applicant is proposing to rezone five properties, 821 N. Kansas Ave., 901 N. Kansas Ave., 911 N. Kansas Ave., 951 N. Kansas Ave., and 703 N Wisconsin Ave., to allow for the existing public safety facilities, public utilities, and animal shelter to be allowed by right. This will allow for future expansions, alterations, and repairs for these existing public facilities. All five properties are on one tract of land, owned by the City, and currently consist of multiple fire training facilities, supporting offices for the fire training facilities, a training drill field, a wastewater treatment plant and an animal shelter. All properties are enclosed in a gated area and screened with hedges. Should the proposed rezoning be approved, the same uses allowed for the “PS” base zone district would be allowed. However, removing the property from the “RNC” Overlay district will allow for Public Safety Facilities by right.

The Future Land Use Plan, adopted by City Council in September 2017, identifies the properties as Public/Institutional

(see attached Future Land Use Plan). The existing facilities and any proposed expansions or repairs to the existing facilities would be in conformity to the Comprehensive Plan. The rezoning from “PS-HCD-RNC” (Public and Semipublic within the Historic Conservation District Overlay and Residential Neighborhood Conservation Overlay) to “PS” (Public and Semipublic) is in conformance to the Future Land Use Plan.

On June 04, 2018, the Planning and Zoning Commission held a public hearing and recommended approval of the rezoning request by a vote of 7-0-0 with one members absent. The Planning Department received no opposition to the request from surrounding property owners.

Staff recommends approval of Zoning Change Application, MAP-18-0008 (Fire Training Facility), a request to rezone approximately 25.38 acres from “PS-HCD-RNC” (Public and Semipublic within the Historic Conservation District Overlay and Residential Neighborhood Conservation Overlay) to “PS” (Public and Semipublic).

Attachments:

1. Data Sheet
2. Zoning Map
3. Future Land Use Plan
4. Excerpt Minutes from the June 04, 2018 P&Z Commission Meeting
5. Staff Report

FUNDING

☒ NOT APPLICABLE

☐ Funds are available from Account # _____

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