

Zoning Change MAP-25-0007 (3102 McFarland Rd.)

Request	Rezone approximately 6.074 acres from “PS” (Public/Semi-Public) to “RSF-7” (Residential Single-Family 7) with the address of 3102 McFarland Road.
Applicant	Selwyn P. Thint of the Everest Design Group
Owner	Kaleb Apffel
City Council	Public Hearing & First Reading – <i>January 27, 2026</i> ; <i>Second Reading – February 10, 2026</i>
Location	Generally located along the east side of McFarland Road about 1/3 of a mile north of Farm to Market Road 517.
Citizen Response	13 – Notices Mailed to Property Owners within 200 feet 0 – Communications of Support Received 0 – Communications of Opposition Received
Attachments	1. Zoning Map 2. Aerial Map 3. 2035 Comprehensive Plan Future Land Use Plan 4. Survey 5. RSF-7 Land Uses 6. Applicant Letter 7. Neighborhood Meeting Documents

The Commission should consider the following findings in its deliberation, which shall be utilized to substantiate its decision. To determine the extent to which the proposed zonings would be compatible with surrounding properties, the surrounding land uses and the performance impacts should be considered.

Background	<p><u>August 10, 1999</u> – The property was initially zoned as “SDR” (Suburban Development District - Residential).</p> <p><u>August 30, 2005</u> – The property was zoned “PS” (Public/Semi-Public) as part of the City’s Zoning Map and Ordinance revisions of 2005.</p> <p><u>July 28, 2025</u> – The applicant held a neighborhood meeting in League City. The sign-in sheet indicates at least seven individuals attended the meeting.</p> <p><u>August 11, 2025</u> – The applicant submitted a rezoning request to the Planning Department.</p> <p><u>December 11, 2025</u> – Public hearing notices were mailed to the surrounding property owners, and a public hearing sign was posted on the property.</p> <p><u>December 14, 2025</u> – Notice was published in the newspaper.</p> <p><u>January 8, 2026</u> - Planning & Zoning Commission is scheduled to conduct a public hearing and make a recommendation to City Council.</p> <p><u>January 27, 2026</u> – City Council is scheduled to conduct a public hearing and consider the request on first reading.</p> <p><u>February 10, 2026</u> – If approved on first reading, City Council will consider the second reading of the request.</p>
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Proposal	The applicant’s request is to rezone the property from “PS” (Public/Semi-Public) to “RSF-7” (Residential Single-Family 7) with the intent to develop it for a single-family home.
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Neighborhood Meeting

A neighborhood meeting was held on July 28, 2025. According to the applicant, there were seven individuals who attended the meeting and the applicant explained that they wish to build a house on the property and did not wish to develop a subdivision with multiple lots. The applicant indicated that the meeting attendees were supportive of the construction of a single home when it was discovered that the development would not be a multi-lot subdivision.

Site and Surrounding Area

The property is a wooded area that used to be a portion of the site for a Girl Scout camp. A large portion of the property is located in the floodway of the nearby Dickinson Bayou.

Direction	Surrounding Zoning	Surrounding Land Use
North	“PS”	Former girl scout camp
South	“PS”	Former girl scout camp
East	“RSF-7”	Large lot, single-family properties
West	“RSF-7”	Large lot, single-family properties

Nonconformances

Based on the request, approval of the proposed zoning district would not create any nonconformances to the subject property or surrounding properties.

Conformity with Comprehensive Plan

The 6.074-acre tract is located within the Westside Master Plan Study Area. According to the Future Land Use Plan, the property lies along the boundary between Mixed Use, Parks and Open Space classifications. The Mixed-Use classification applies to land intended for a variety of land uses, such as commercial, office business services, retail residential and other similar uses.

The subject property is part of a larger tract, approximately 100 acres in size. The applicant’s original request was to rezone the entire 100-acre tract, but was later revised to the 6-acre tract for a family homestead. As a result, the remainder of the property will remain consistent with the Westside Master Plan, which designates this area as detention and parkland.

Access and Traffic Impacts

Direct access to the properties is provided via McFarland Road. Traffic is negligible since it will have only one single-family residence.

McFarland Road

	Existing Conditions	Proposed Conditions
<i>Roadway Type</i>	4 – Lane Arterial Divided	4 – Lane Arterial Divided
<i>ROW Width</i>	40 Feet	100 Feet
<i>Pavement Width and Type</i>	2-lane, divided/undivided, 12-foot-wide travel lanes with open drainage	4-lane, divided, 12-foot-wide travel lanes with concrete curb and gutter with 16-foot-wide median

Utilities

City water and sewer services are not available to the property. The applicant will be required to acquire permits for a water well and septic system.

Floodplain

The front of the property, along McFarland Road, is located in the AE floodzone and Floodway. The majority of the property extending from the northwest to the southeast corners of the larger tract are located within the Floodway. Any development on the property will be required to follow the City’s floodplain ordinance, which will necessitate a “No Rise” flood study to ensure there will be no adverse impact on the area.

Staff Findings

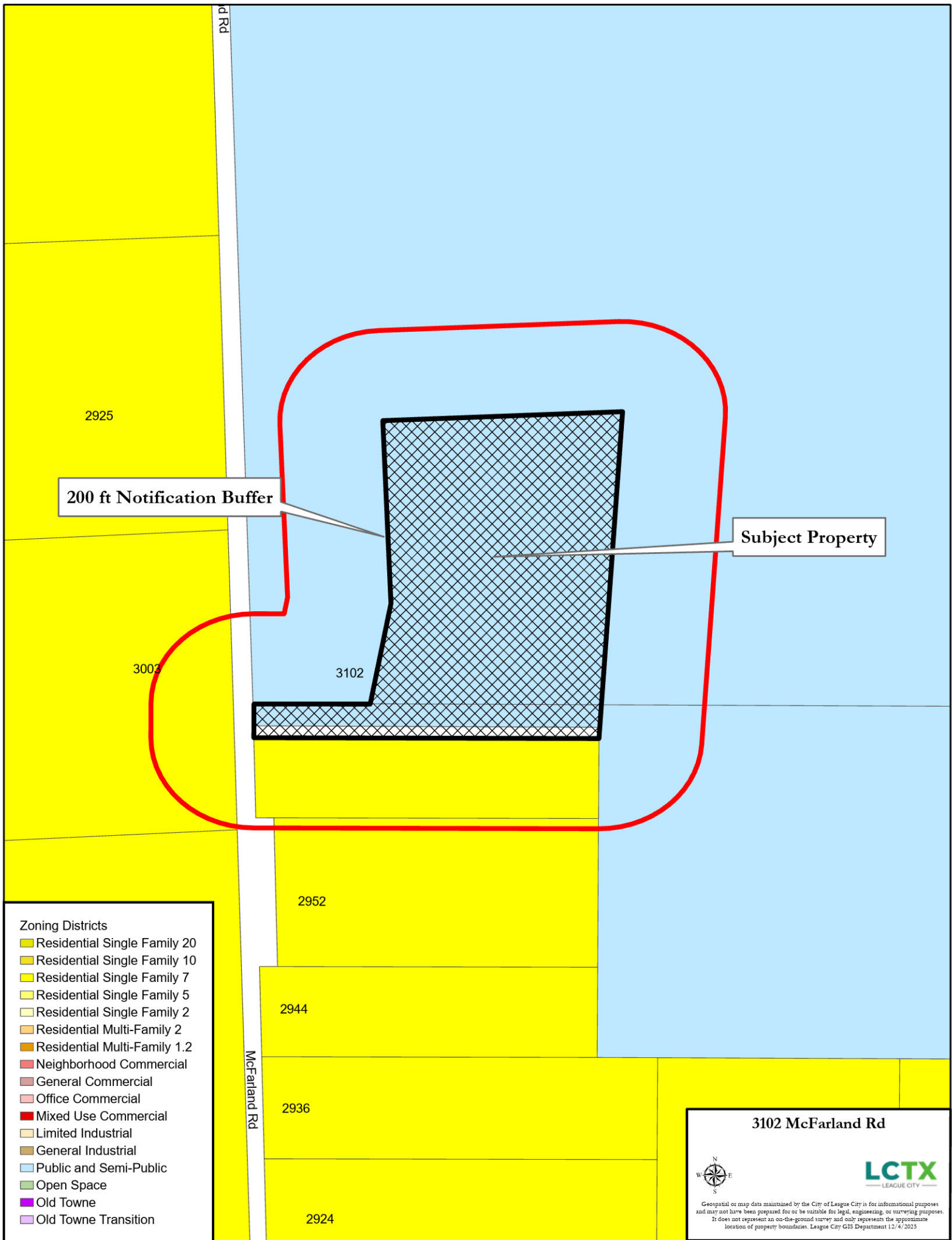
Based upon the information provided, staff provides the following:

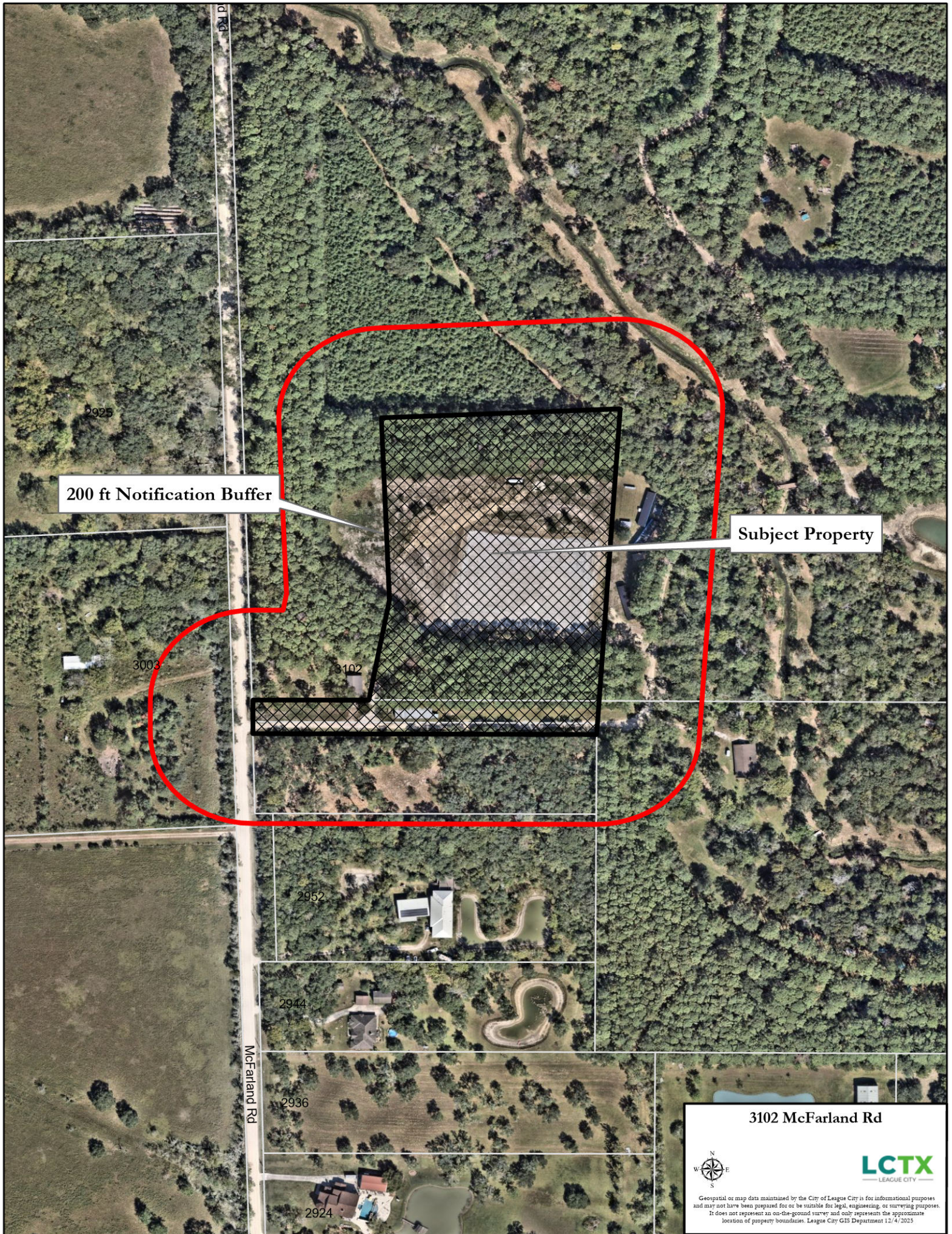
- The applicant is requesting to rezone 6-acres out of a larger 100-acre tract to construct one, single-family home.
- The remaining portion of the land (the larger tract) would remain undeveloped at this time.
- While inconsistent with the Future Land Use Plan, leaving the majority of the tract as “PS” (Public/Semi-Public) aligns with the Westside Master Plan.
- Traffic impacts would be negligible for one single-family home.

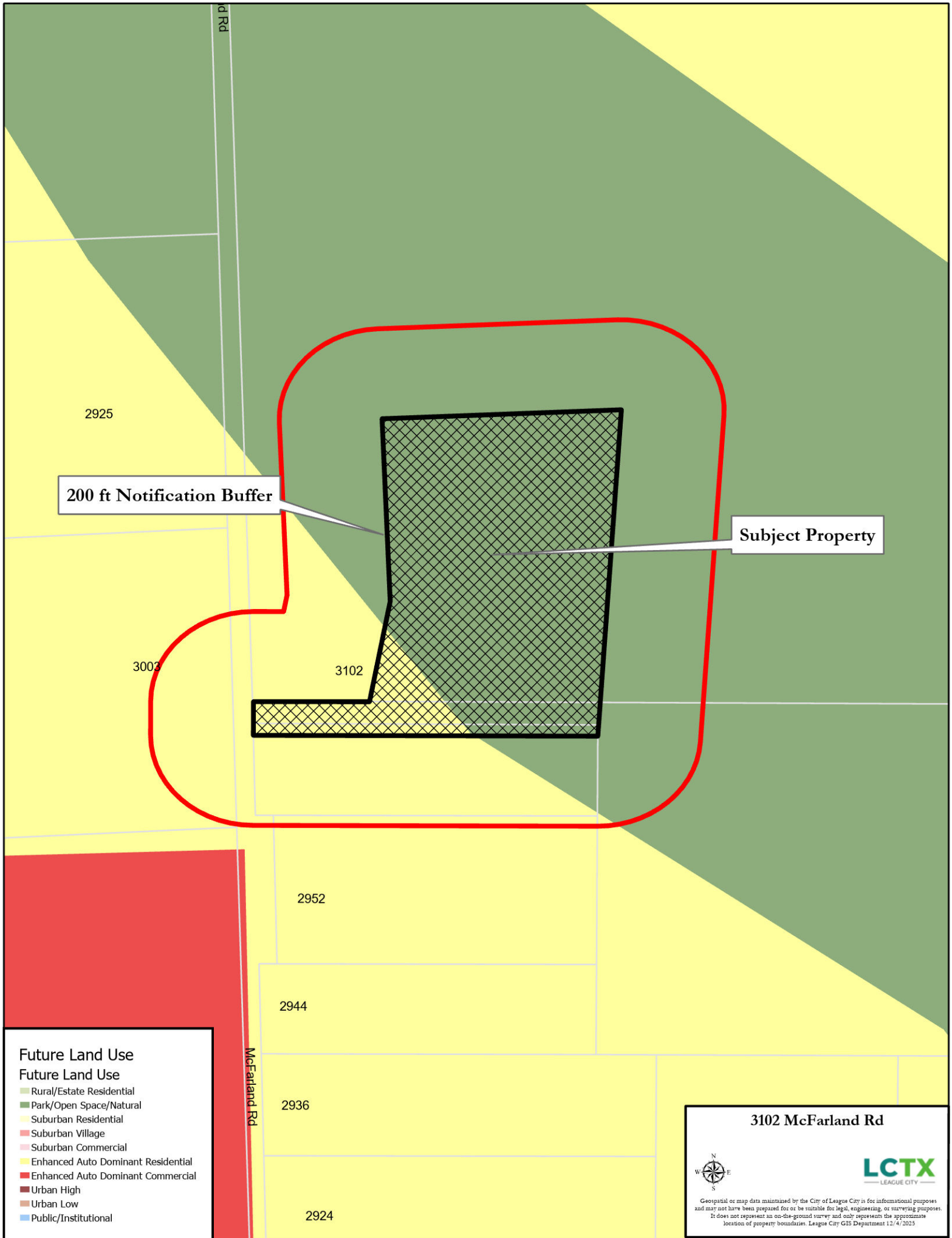
Recommendation

Based on the criteria listed above, staff recommends approval of this rezone request.

For additional information, you may contact Vince Hustead, Senior Planner at 281-554-1079 or at vince.hustead@leaguecitytx.gov







Future Land Use

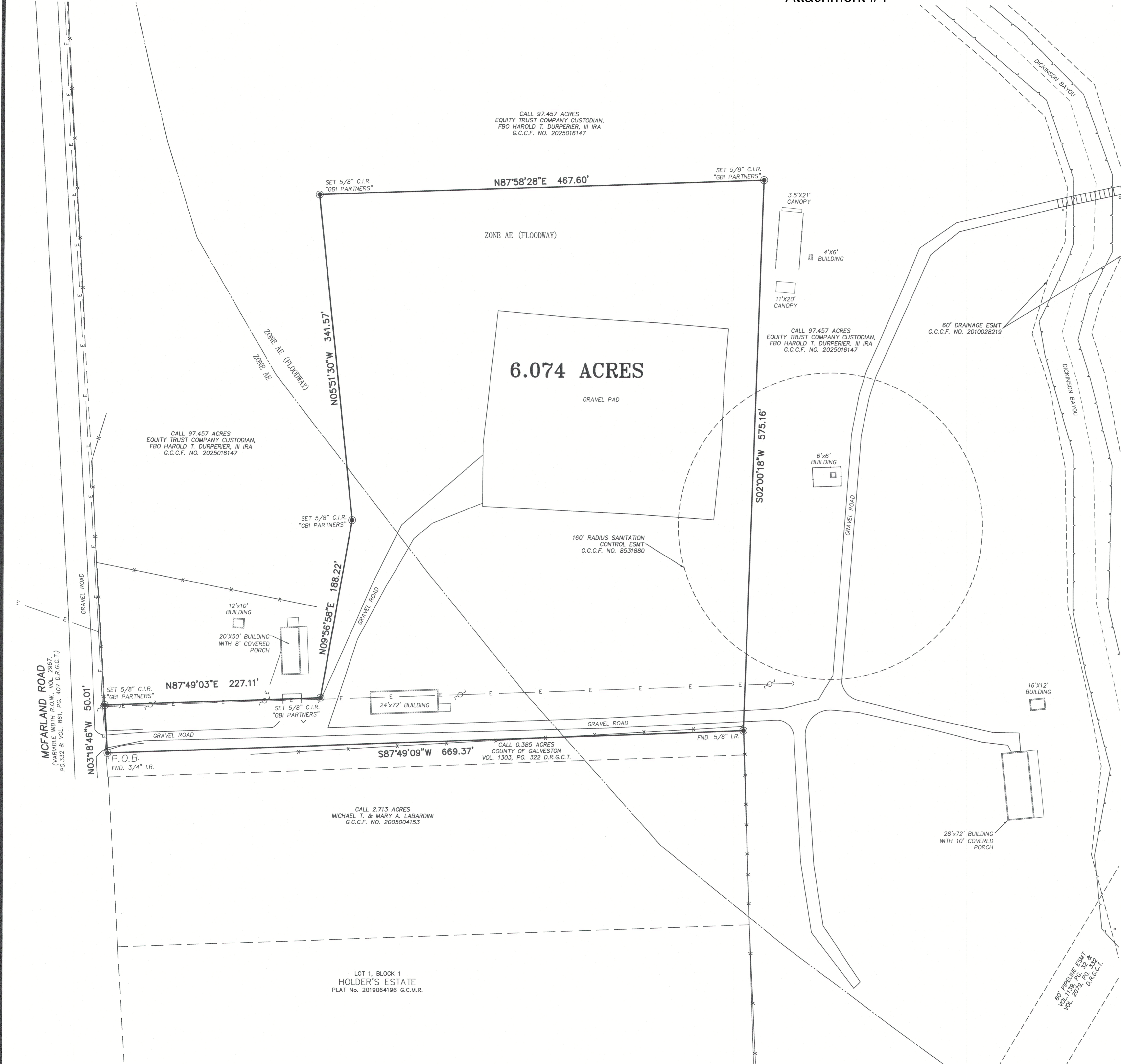
Future Land Use

- Rural/Estate Residential
- Park/Open Space/Natural
- Suburban Residential
- Suburban Village
- Suburban Commercial
- Enhanced Auto Dominant Residential
- Enhanced Auto Dominant Commercial
- Urban High
- Urban Low
- Public/Institutional

312 McFarland Rd



Geospatial or map data maintained by the City of League City is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries. League City GIS Department 12/4/2025



FIELD NOTES FOR 6.074 ACRES

BEING A TRACT CONTAINING 6.074 ACRES OF LAND LOCATED IN THE I. & G. N.R.R. SURVEY, SECTION 9, ABSTRACT NUMBER 597 IN GALVESTON COUNTY, TEXAS; SAID 6.074 ACRE TRACT BEING A PORTION OF LOT 22 OF THE PLAT OF SECTIONS 1, 2, 3, 4, 5, 6, 7, 8, 9, 22 & 23 OF THE I. & G.N.R.R. CO. RECORDED IN VOLUME 113, PAGE 22 OF THE DEED RECORDS OF GALVESTON COUNTY, TEXAS (D.R.G.C.T.) AND FURTHER BEING OUT OF A CALL 97.457 ACRE TRACT RECORDED IN THE NAME OF EQUITY TRUST COMPANY CUSTODIAN, FBO HAROLD T. DUPERIER, III IRA IN GALVESTON COUNTY CLERK'S FILE NUMBER (G.C.C.F. NO.) 2025016147; SAID 6.074 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DERIVED FROM GPS OBSERVATIONS):

BEGINNING AT 3/4-INCH IRON ROD FOUND ON THE EASTERLY RIGHT-OF-WAY (R.O.W.) LINE OF MCFARLAND ROAD (WIDTH VARIES) AS RECORDED IN VOLUME 2967, PAGE 332 OF THE D.R.G.C.T., THE NORTHWESTERLY CORNER OF A CALL 0.385 ACRE TRACT OF LAND RECORDED IN THE NAME OF GALVESTON COUNTY IN VOLUME 1303, PAGE 322 OF THE D.R.G.C.T. AND THE WESTERLY SOUTHWEST CORNER OF SAID 97.457 ACRE TRACT;

THENCE, WITH SAID EASTERLY R.O.W. LINE AND THE UPPER WESTERLY LINE OF SAID 97.457 ACRE TRACT NORTH 03 DEGREES 18 MINUTES 46 SECONDS WEST, A DISTANCE OF 50.01 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "GBI PARTNERS" SET IN SAID EASTERLY R.O.W. LINE AND THE UPPER WESTERLY LINE OF SAID 97.457 ACRE TRACT;

THENCE, DEPARTING SAID MCFARLAND R.O.W. LINE AND THROUGH AND ACROSS SAID 97.457 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES;

- 1) NORTH 87 DEGREES 49 MINUTES 03 SECONDS EAST, A DISTANCE OF 227.11 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "GBI PARTNERS" SET;
- 2) NORTH 09 DEGREES 56 MINUTES 58 SECONDS EAST, A DISTANCE OF 188.22 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "GBI PARTNERS" SET;
- 3) NORTH 05 DEGREES 51 MINUTES 30 SECONDS WEST, A DISTANCE OF 341.57 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "GBI PARTNERS" SET;
- 4) NORTH 87 DEGREES 58 MINUTES 28 SECONDS EAST, A DISTANCE OF 467.60 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "GBI PARTNERS" SET;
- 5) SOUTH 02 DEGREES 00 MINUTES 18 SECONDS WEST, A DISTANCE OF 575.16 FEET TO A 5/8-INCH IRON ROD WITH CAP (ILLEGIBLE) FOUND FOR THE NORTHEASTERLY CORNER OF AFORESAID 0.385 ACRE TRACT AND AN INTERIOR CORNER OF SAID 97.457 ACRE TRACT;

THENCE, WITH THE NORTHERLY LINE OF SAID 0.385 ACRE TRACT AND AN INTERIOR LINE OF SAID 97.457 ACRE TRACT SOUTH 87 DEGREES 49 MINUTES 09 SECONDS WEST, A DISTANCE OF 669.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.074 ACRES OF LAND.

NOTES:

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE THERE MAY BE MATTERS AFFECTING THE PROPERTY THAT ARE NOT SHOWN.
2. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 48167C, PANEL NO. 0210G, EFFECTIVE DATE AUGUST 15, 2019, THE SURVEYED TRACT LIES IN ZONE AE AND AE (FLOODWAY). FLOOD ZONE BOUNDARY LINES SHOWN HEREON ARE BASED ON FEMA DFIRM SHAPE FILES AND SHOULD BE CONSIDERED APPROXIMATE.
3. BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE, BASED ON GPS OBSERVATIONS. DISTANCES ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY APPLYING THE COMBINED ADJUSTMENT FACTOR 0.999868074389.

ABBREVIATIONS

C.I.R.	=	CAPPED IRON ROD
G.C.C.F. NO.	=	GALVESTON COUNTY CLERK'S FILE NUMBER
D.R.G.C.	=	DEED RECORDS OF GALVESTON COUNTY
G.C.M.R.	=	GALVESTON COUNTY MAP RECORDS
FND	=	FOUND
I.R.	=	IRON ROD
PG.	=	PAGE
R.O.W.	=	RIGHT-OF-WAY
VOL.	=	VOLUME
ESMT	=	EASEMENT
P.O.B.	=	POINT OF BEGINNING

SYMBOLS

	=	POWER POLE
	=	LIGHT STANDARD
	=	GUY ANCHOR
	=	OVERHEAD ELECTRIC
	=	BARBED WIRE FENCE
	=	APPROX. FEMA FLOODLINES

STANDARD LAND SURVEY

6.074 ACRES

BEING A PORTION OF A CALL 97.457 ACRE TRACT RECORDED IN THE NAME OF EQUITY TRUST COMPANY CUSTODIAN, FBO HAROLD T. DUPERIER, III IRA AT G.C.C.F. NO. 2025016147

LOCATED IN THE

I.&G.N.R.R. SURVEY SECTION 9, A-597

GALVESTON COUNTY, TEXAS

GBI LAND SURVEYING CONSULTANTS

GBI PARTNERS

4724 VISTA ROAD PASADENA, TX 77505 PHONE: 281-499-4539

TPELS FIRM #10130300 GBSurvey@GBSurvey.com www.GBISurvey.com

DATE: 09/24/2025

CREW CHIEF: CS FIELD BOOK: N/A DWG.: 225512 PARTITION

Permissible Uses within the Residential Single Family 7 Zoning District

Child Care Family Home, Listed
Dwelling, Single Family
Industrialized Home
Group Residential, Disabled Group Dwelling (Must
Comply with Sec. 3.14.11)
Parks and Recreation
Religious Assembly
Marinas and Docks
Utility, Public
Utility, Minor

**Uses Permitted through the Special Use Permit
Application Process**

Child Care Family Home, Registered
Dwelling, Single Family with Secondary Dwelling
Cemeteries
Cultural Institutions
Public Safety Facilities
Schools, Public or Private
Recreation and Entertainment, Large Scale, Outdoor
Recreation and Entertainment, Small Scale, Indoor
Marinas Private
Excavation and Mining (See LC code of Ordinance Ch.
98)
Oil and Gas Well Drilling (See Sec 3.14.8 and Ch. 42, A
3)
Pipelines (See Sec 3.14.9)
Pump Stations (See Sec. 3.14.10)



Everest Design Group
PLANNING, ENGINEERING, CONSTRUCTION MANAGEMENT

August 11, 2025

City of League City
Planning Department of League City
League City, TX 77573

RE: Zoning Request of 3102 McFarland

To Whom It May Concern:

Please accept this letter requesting a zone change of the above-referenced property from Public Use to Single Family Residential.

Sincerely,

Sel Thint, P.E.
Everest Design Group

Martran LLC

Sealy Land Co.

Girl Scouts

Friendswood Montessori - Penny Warner

Ervin Briffnacher

Michael Labandini

Sheyl Walters - Sheryl

Attachment #7

Meeting Minutes for the public informational meeting at 3102 McFarland road.

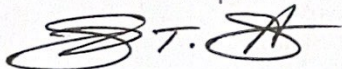
The meeting began at 6:30. Mrs Penny Winston and Mrs Sheryl Walters were the only two who attended the meeting. The meeting ended at 7:20.

When they showed up we began the meeting. We had introductions and they both explained to me via map and cell phone where they were a neighbor to the property. I then explained to them that we were currently zoned public but privately owned and that we are trying to get a rezone to single family so that we can build a house here and raise a family.

Upon hearing are plan the only concern was that of it being another development of 100+ home sites. Both ladies asked questions about what are plans were after we got it rezoned. I explained that my wife and I are planning on putting a home and moving here full time to raise our three children.

The rest of the meeting consisted of small talk and general discussion about the experience of living in this area from their prospectives. When the meeting ended I was confident that each of them were happy to know that this was our plan. There was no concerns brought up about the plan of putting a home on the property. Their only concern, which was prior to the meeting, was that I was trying to put a development in.

Kaleb T. Apffel



kaleb@galvestonwbm.com

409-692-1067

4807 pean st.

Galveston, TX 77554