

Zoning Change MAP-25-0003 (South Shore Boulevard)

Request	Rezone approximately 3.40 acres from “PS-PUD” (Public/Semi-Public) to “RSF-7 PUD” (Residential Single-Family 7) in the South Shore Harbor PUD.
Applicant/Owner	Stephen J Morris, SSH Golf Acquisition, LLC., dba South Shore Harbour Country Club
City Council	Public Hearing & First Reading – <i>August 26, 2025</i> ; <i>Second Reading – September 9, 2025</i>
Location	Generally located along the south side of South Shore Boulevard, east of Masters Drive and west of Admiral Road.
Citizen Response	6 – Notices Mailed to Property Owners within 200 feet 0 – Communications of Support Received within 200 feet 0 – Communications of Opposition Received within 200 feet
Attachments	1. Zoning Map 2. Aerial Map 3. 2035 Comprehensive Plan Future Land Use Plan 4. Proposed Site Plan 5. Applicant Letter

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

Background

August 10, 1999 – The property was initially zoned as “PUD” (Planned Unit Development). The property is located within the South Shore Harbour PUD.

August 30, 2005 – The property was rezoned “PS-PUD” (Public/Semi-Public within a Planned Unit Development Overlay District) as part of the City’s Zoning Map and Ordinance revisions of 2005.

February 6, 2025 – The applicant held a pre-development meeting with the city.

March 18, 2025 – The applicant held a neighborhood meeting in League City. The sign-in sheet indicates there were three attendees.

April 4, 2025 – The applicant submitted a rezoning request to the Planning Department.

July 17, 2025 - Public hearing notices were mailed to the surrounding property owners.

July 18, 2025 – A public hearing sign was posted on the property, and notice was published in the newspaper.

August 4, 2025 - Planning & Zoning Commission is scheduled to conduct a public hearing and make a recommendation to City Council.

August 26, 2025 – City Council is scheduled to conduct a public hearing and consider the request on first reading.

September 9, 2025 – If approved on first reading, City Council will consider the second reading of the request.

Proposal

The request is made to rezone 3.40 acres from “PS” (Public and Semi-Public) to RSF-7 (Residential Single Family 7) to develop 14 single-family residential lots.

The subject property is located in the South Shore Harbour PUD, an undocumented Planned Unit Development. The applicant has indicated that the lots will have golf course views with lots sized for custom-built high-end garden/patio homes in a small privately gated community.

Site and Surrounding Area

The property has a number of trees on the property. A Tree Disposition Plan, showing protected trees must be submitted prior to the removal of any trees from the site.

Direction	Surrounding Zoning	Surrounding Land Use
North	“PS”	South Shore Boulevard
South	“ROW”	Golf Course
East	“RSF-7”	Golf Course
West	“PS”	South Shore Harbour, Section 24

Nonconformances

Based on the request, approval of the proposed zoning district would not create any nonconformances with respect to the subject property.

Conformity with Comprehensive Plan

The proposed zoning does not conform to the Future Land Use Map in the 2035 Comprehensive Plan, which identifies the area as “Public/Open Space”. “Public/Open Space” focuses on land uses that refer to publicly owned or accessible land designated for recreational, aesthetic, or ecological purposes, rather than for intensive development like housing or commercial buildings. These areas, often parks or green spaces, provide a variety of benefits, including recreation, wildlife habitat, and improved community aesthetics.

However, Chapters 4 and 5 of the Comprehensive Plan identify vacant and undeveloped areas, including within existing PUDs, as key opportunities for growth. While some land is intended to remain open space, new development should align with surrounding character and enhance the area without significant change. It is emphasized that development and rezoning requests should reflect the desired community character, with infill projects matching existing context and standards. The Comprehensive Plan continues by promoting clustered subdivisions with surrounding open space and encourages consistency in elements like density, setbacks, scale, and open space ratios.

Zoning Analysis

Should the request be approved, the tract would be developed as a single-family home subdivision. The development would be designed to the RSF-7 development regulations within the Unified Development Code (UDC) and is consistent with the other single-family neighborhoods in the area.

This rezoning would allow a currently unused portion of the golf course to be repurposed for single-family homes.

Access and Traffic Impacts

Direct access to the properties will be provided from South Shore Boulevard via a private access road. Based on the proposed 14-lot development, traffic onto South Shore Boulevard would be negligible.

South Shore Boulevard

	Existing Conditions	Proposed Conditions
<i>Roadway Type</i>	Major Arterial	Major Arterial
<i>ROW Width</i>	150 Feet	150 Feet
<i>Pavement Width and Type</i>	4-lane, divided, 12-foot-wide travel lanes with concrete curb and gutter with 70-foot-wide landscaped median	4-lane, divided, 12-foot-wide travel lanes with concrete curb and gutter with 16-foot-wide median

Utilities Water and sewer capacity are sufficient to support the proposed development.

Water is accessible through a 12-inch water line along the south side of South Shore Boulevard and 12-inch water line along the north side of Shore Pointe Drive.

An 8-inch sanitary sewer line is located along the west side of Masters Drive.

Floodplain The property is currently located in the “X” (Shaded) flood zone. Any site work on the property will be required to be developed to the current floodplain standards.

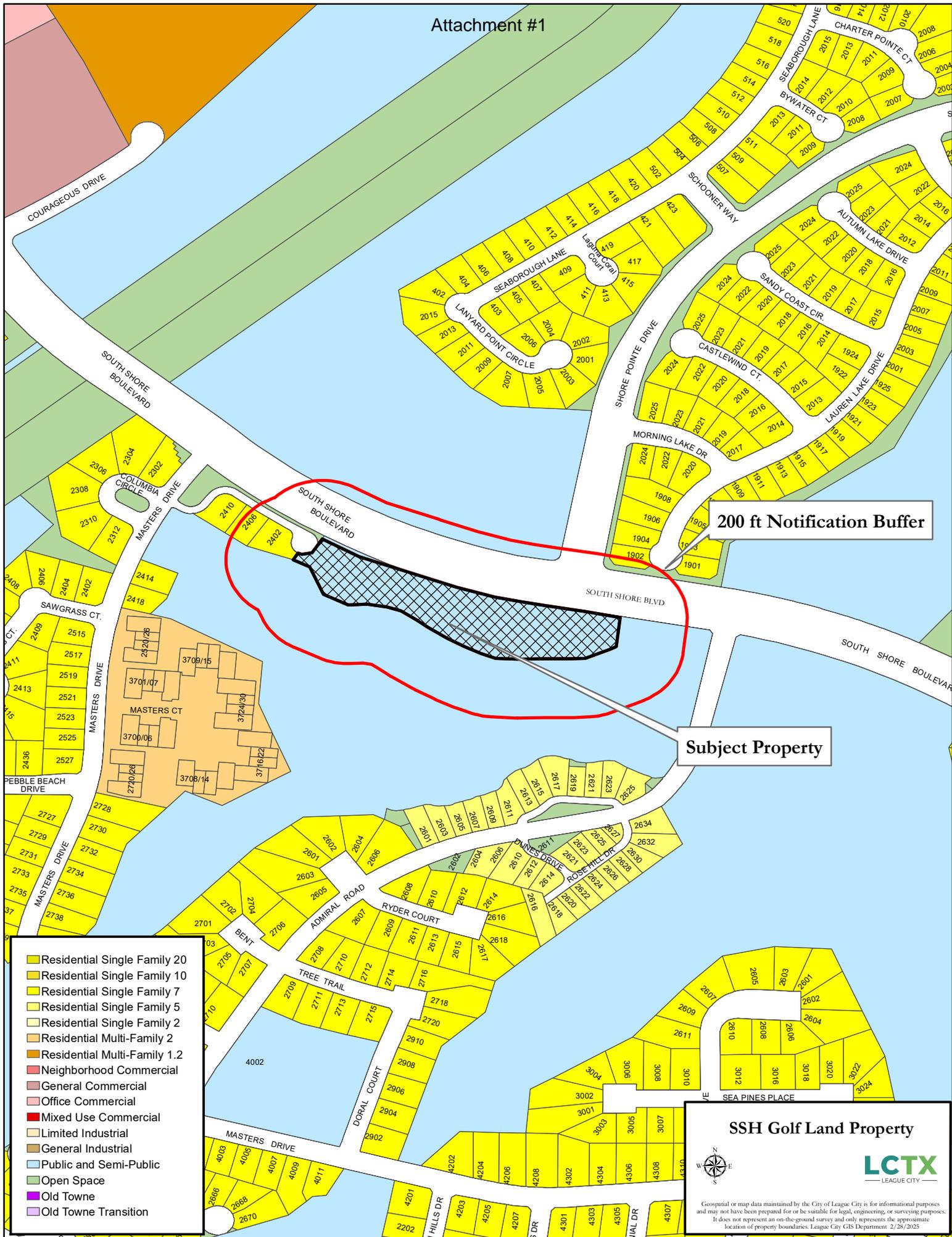
Fence An existing wrought iron fence with brick columns shall remain at the perimeter boundary along South Shore Boulevard. A portion of the fence will be removed so an access road and gated entry can be installed.

Criteria in Support of Recommendation Based upon the information provided, staff has determined that the proposed zoning:

- It is consistent and compatible with the adjacent land uses.
- It would not create any nonconformances.
- While inconsistent with the Future Land Use Plan, the request is consistent with the goals and policies of the Comprehensive Plan. The traffic impact on the area would be negligible.
- Will allow for a current unused area of the golf course to be used for single-family homes.

Recommendation Based on the criteria listed above, staff has no objection to the request.

For additional information, you may contact Masood Malik, Sr. Planner at 281-554-1077 or masood.malik@leaguecitytx.gov.



200 ft Notification Buffer

Subject Property

- Residential Single Family 20
- Residential Single Family 10
- Residential Single Family 7
- Residential Single Family 5
- Residential Single Family 2
- Residential Multi-Family 2
- Residential Multi-Family 1.2
- Neighborhood Commercial
- General Commercial
- Office Commercial
- Mixed Use Commercial
- Limited Industrial
- General Industrial
- Public and Semi-Public
- Open Space
- Old Towne
- Old Towne Transition

SSH Golf Land Property



LCTX
LEAGUE CITY

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 2/28/2025



200 ft Notification Buffer

Subject Property

SSH Golf Land Property



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 2/28/2025

Attachment #3



200 ft Notification Buffer

Subject Property

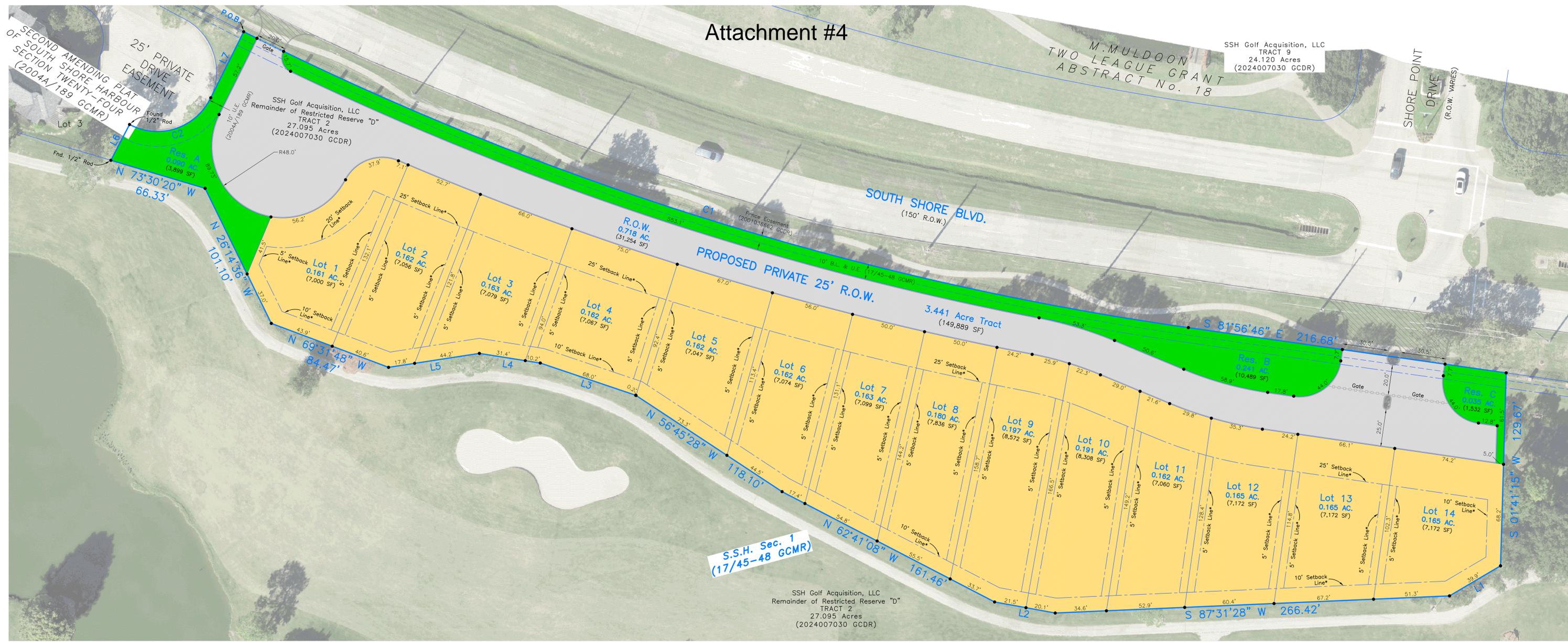
- Future Land Use**
- Rural, Estate Residential
 - Park, Open Space, Natural
 - Suburban Residential
 - Suburban Village
 - Suburban Commercial
 - Enhanced Auto Dominant Residential
 - Enhanced Auto Dominant Commercial
 - Urban High
 - Urban Low
 - Public, Institutional

SSH Golf Land Property



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 2/28/2025

Attachment #4



SSH Golf Acquisition, LLC
TRACT 9
24.120 Acres
(2024007030 GCDR)

M. MULDOON
TWO LEAGUE GRANT
ABSTRACT No. 18

PROPOSED PRIVATE 25' R.O.W.

S.S.H. Sec. 1
(17/45-48 GCMR)

SSH Golf Acquisition, LLC
Remainder of Restricted Reserve "D"
TRACT 2
27.095 Acres
(2024007030 GCDR)

AREA TABLE	
	LOT AREA - ±2.3 ACRES (102,714.51 Sq. Ft.)
	RESERVES - ±0.4 ACRES (15,920.20 Sq. Ft.)
	R.O.W./PAVED AREA - ±0.7 ACRES (31,186.39 Sq. Ft.)
	TOTAL SITE - ±3.4 ACRES (149,889.16 Sq. Ft.)
	PAVED AREA OUTSIDE BOUNDARY - ±0.1 ACRES (2,872.58 Sq. Ft.)
	TOTAL PAVED AREA - ±0.8 ACRES (34,058.97 Sq. Ft.)

METES AND BOUNDS

Description of a 3.441 acre tract, being part of a 27.095 acre tract called TRACT 2 according deed conveyed to SSH Golf Acquisition, LLC filed under Clerk's File No. 2024007030 of the Deed Records in the Office of the County Clerk of Galveston County, Texas, same being the remainder of Restricted Reserve "D" of SOUTH SHORE HARBOUR SECTION 1, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 17, Map No(s). 45-48, of the Map Records in the Office of the County Clerk of Galveston County, Texas, and being more particularly described as follows:

BEGINNING at the Northeast corner of SECOND AMENDING PLAT OF SOUTH SHORE HARBOUR SECTION TWENTY-FOUR, a subdivision in Galveston County, Texas, according to the map or plat thereof record in Plat Record 2004A, Page 189, of the Map Records in the Office of the County Clerk of Galveston County, Texas, same being the Northwest corner of the herein described tract, said point also lying in the Southerly line of South Shore Boulevard, being a 150 foot right-of-way;

THENCE in a Southeast direction, along the Southerly line of said South Shore Boulevard and a curve to the left (C1), said curve having a radius of 2,075.00 feet, a chord bearing and distance of South 27°41'10" East, 667.91 feet, and an arc length of 670.83 feet to a point of tangency;

THENCE South 81°56'46" East, along the Southerly line of said South Shore Boulevard, a distance of 216.68 feet to a point for corner;

THENCE over and across said remainder of Restricted Reserve "D" the following courses and distances:

South 01°41'15" West, a distance of 129.67 feet to a point for corner;

South 59°35'11" West, a distance of 41.59 feet (L1) to a point for corner;

South 87°31'28" West, a distance of 266.42 feet to a point for corner;

North 79°42'21" West, a distance of 41.59 feet (L2) to a point for corner;

North 62°41'08" West, a distance of 161.46 feet to a point for corner;

METES AND BOUNDS CONTINUED

North 56°45'28" West, a distance of 118.10 feet to a point for corner;

North 71°25'16" West, a distance of 68.00 feet (L3) to a point for corner;

North 81°03'18" West, a distance of 41.59 feet (L4) to a point for corner;

South 81°18'00" West, a distance of 62.01 feet (L5) to a point for corner;

North 69°31'48" West, a distance of 84.47 feet to a point for corner;

North 26°14'36" West, a distance of 101.10 feet to a point for corner;

North 73°30'20" West, a distance of 66.33 feet to a 1/2 inch rod found at the Southeast corner of Lot 3, of said SECOND AMENDING PLAT OF SOUTH SHORE HARBOUR SECTION TWENTY-FOUR;

THENCE North 27°40'14" East, along the East line of said Lot 3, of SECOND AMENDING PLAT OF SOUTH SHORE HARBOUR SECTION TWENTY-FOUR, a distance of 27.17 feet to a 1/2 inch rod found at the Northeast corner of said Lot 3, of SECOND AMENDING PLAT OF SOUTH SHORE HARBOUR SECTION TWENTY-FOUR, said point also lying in the Southerly line of a cul-de-sac, having a 40 foot radius and being part of a 25' Private Drive Easement;

THENCE in a Northeast Direction, along said cul-de-sac of 25' Private Drive Easement and a curve to the left, said curve having a radius of 40 feet, a chord bearing and distance of North 71°52'18" East, 57.70 feet, and an arc length of 64.45 feet to a point of tangency;

THENCE North 26°34'45" East, along said SECOND AMENDING PLAT OF SOUTH SHORE HARBOUR SECTION TWENTY-FOUR, a distance of 49.62 feet to the POINT OF BEGINNING of the herein described tract, and containing 3.441 acres (149,889 Sq. Ft.) of land, more or less.

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2,075.00'	670.83'	667.91'	S 27°41'10" E	18°31'23"
C2	40.00'	64.45'	57.70'	N 71°52'18" E	92°19'04"

LINE	BEARING	DISTANCE
L1	S 59°35'11" W	41.59'
L2	N 79°42'21" W	41.59'
L3	N 71°25'16" W	68.00'
L4	N 81°03'18" W	41.59'
L5	S 81°18'00" W	62.01'
L6	N 27°40'14" E	27.17'
L7	N 26°34'45" E	49.62'



PROPOSED RSF-7 SUBDIVISION

±3.4 ACRES OF LAND

LEAGUE CITY, GALVESTON COUNTY, TEXAS

CURRENTLY ZONED

PS - PUBLIC AND SEMI PUBLIC

14 - 50' LOTS

3 - RESERVES



LEAGUE CITY OFFICE
Registration Number: 10193855
(281) 554-7739 www.hightidelandsurveying.com
200 HOUSTON AVE, SUITE B | LEAGUE CITY, TX 77573
Mailing | P.O. BOX 16142 | GALVESTON, TX 77552

REVISED: JUNE 23, 2025
SURVEY DATE: JANUARY 15, 2025
FILE No.: 6645-0000-0000-008
DRAWING: RWB
JOB No.: 25-0022

PRELIMINARY
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE AND
SHALL NOT BE USED OR VIEWED OR RELIED
UPON AS A FINAL SURVEY DOCUMENT

NOTES:

- 1) This property lies within Zone "X" (Shaded) of the 100 Year Flood Plain, according to FIRM Panel No. 4816C00410, dated August, 15, 2016, as established by the Federal Emergency Management Agency.
- 2) This property is subject to any restrictions of record as established by the City, Plat, or Subdivision Covenants and Restrictions; may also be subject to easements and setbacks for utility services and power lines as individually recorded or established by OSHA (call your power company).
- 3) Deed references are not a statement of ownership.
- 4) The Coordinates, Bearings and Distances shown are based on the Texas State Coordinate System of 1983, South Central Zone, and are referenced to N.G.S. Monument HCCSD 57 (AW5499).
- 5) Subject to the terms, conditions and stipulations contained in that certain Fence Easement Agreement by and between South Shore Harbour Development, Limited and South Shore Harbour Community Association, Inc., as set forth and described by metes and bounds therein, by instrument recorded in/under Clerk's File No. 2001036662 of the Official Public Records of Real Property of Galveston County, Texas.
- 6) Surveyed without benefit of a Title Report.

* Set Backs shown per current City of League City zoning ordinance for Residential Single Family 7 (RSF-7).

LEGEND

B.L.	Building Line
GCDR	Galveston County Deed Records
GCMR	Galveston County Map Records
P.O.B.	Point of Beginning
R.O.W.	Right of Way
Sec.	Section
S.S.H.	South Shore Harbour
U.E.	Utility Easement

Attachment #5



April 1, 2025

Subject: SSHCC Proposed RSF-7 Subdivision

Planning Department/City Council,

Up for your review and approval is a request to rezone +/- 3.4 Acres of land along S Shore Blvd between Masters and Admiral Drive. This proposed 12-14 lot development would offer prime golf course view lots sized for custom-built high-end garden/patio homes in a small privately gated community, a highly sought after commodity in this area. These proposed lots would adopt SSH's existing CCRs, ensuring they match and complement the current building standards in the development. With the support of the SSH HOA board, they would be adopted into the SSH HOA once developed.

I ask that you approve this rezone request. This development would not only offer the opportunity for new custom-built homes in the area, increase tax revenues, but would also unlock funds that could be used to continue the improvement of South Shore Harbour Country Club. The continued improvement and success of the Club directly and indirectly affects the property values of the entire surrounding development!

Thank you for your consideration,



Stephen J Morris
SSH Golf Acquisition, LLC
Dbas South Shore Harbour Country Club
StephenMorris@sshgolf.com
831.618.4102