

Zoning Change Z15-09 (Davis Road and FM 2094)

Request	<p>Rezone approximately 1.3 acres from “PS” (Public / Semi-Public) to “CG” (General Commercial).</p> <p>The property is owned by the City of League City and was acquired in 2003 for the anticipated “Five Corners Bypass” that was to have extended between Louisiana Street and Egret Bay Boulevard (FM 270). The project did not come to fruition due to an alternate option being considered. As a result, the property has been identified as one of nine properties throughout League City that is considered unneeded and is being prepared for sale to the public. In addition, this tract was identified for rezoning to better complement the zoning in the immediate area.</p> <p>The intent of the “CG” (General Commercial) zoning district is for existing and future areas of larger-scaled pedestrian- and auto-oriented commercial development located on major arterial roadways for community-serving uses such as retail, services, office, auto-related businesses, restaurants and recreation and entertainment.</p>
Applicant /Owner	City of League City
City Council	Public Hearing & First Reading – June 23 rd , 2015; <i>Second Reading – July 14th, 2015</i>
Location	Generally located south of the GENCO cooling canal, east of Davis Road and west of Marina Bay Drive (FM 2094), with the approximate address being in the 2400 block of Marina Bay Drive.
Citizen Response	9 – Notices Mailed to Property Owners within 500 feet 0 – Communications of Support Received 0 – Communications of Opposition Received
Attachments	1. Property Owner’s Notification Map / Zoning Map 2. Aerial Map 3. 2035 Comprehensive Plan Future Land Use Plan

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 zonings would be compatible with surrounding properties, the surrounding land uses and the performance impacts should be considered.

Background	<p><u>June 20, 2003</u> – City of League City acquires property for right-of-way for future Five Corners Bypass.</p> <p><u>April 13, 2015</u> – Planning staff held a neighborhood meeting at the Civic Center.</p> <p><u>May 18, 2015</u> - Planning & Zoning Commission to hear and consider recommendation to City Council.</p> <p><u>June 23, 2015</u> – City Council scheduled to conduct public hearing and consider request on first reading.</p> <p><u>June 14, 2015</u> – Subject to approval on first reading, City Council to consider request on second reading.</p>
Site and Surrounding Area	The undeveloped site lies directly adjacent to the south of the former GENCO Canal. No known protected trees are located on the property, however a Tree Disposition Plan will be required when the property is eventually developed.

Direction	Surrounding Zoning	Surrounding Land Use
North	“OS” and “RMF-1.2”	Former GENCO Canal and Signature Point Apartments
South	ROW and “CG”	Davis Road, FM 2094 and Amegy Bank
East	ROW, “OS” and “PS”	FM 2094, Former GENCO Canal, CCISD Clear Creek Campus Tract
West	ROW, “OS” and “RSF-7”	Davis Road, Former GENCO Canal and Undeveloped Property

Conformity with Comprehensive Plan

The Future Land Use Plan of the 2035 Comprehensive Plan identifies the subject property as “Park/Open Space/Natural” Areas designated as “Park/Open Space/Natural” are intended as open spaces to provide for the natural floodplain, forest, wetlands along with limited regional area for recreation and open space.

This tract is in-line with developed tracts to the east and the west, just south of the former GENCO canal. The property is also located within the FM 2094 corridor and directly across from a large educational campus, in which the area is zoned with a mixture of public/semi-public, general and mixed use commercial. However, it is foreseeable that the tract would be difficult to maintain as a true natural area or open space as it is not large enough for regional purposes and its location in relation to the commercial corridor, adjacent development and traffic.

Access and Traffic Impacts

Access will be provided from Davis Road and/or FM 2094 (Marina Bay Drive). However FM 2094 is under the jurisdiction of the Texas Department of Transportation (TxDOT) in which access onto FM 2094 would require a TxDOT permit.

FM 2094 (Marina Bay Drive)

	<i>Existing Conditions</i>	<i>Proposed Conditions</i>
<i>Roadway Type</i>	Minor Arterial	Minor Arterial
<i>ROW Width</i>	114 Feet	As Determined by TxDOT
<i>Pavement Width and Type</i>	4-lane, divided, 56-foot wide concrete pavement width with a 22-foot wide center median and sidewalks on either side.	As Determined by TxDOT

Davis Road

	<i>Existing Conditions</i>	<i>Proposed Conditions</i>
<i>Roadway Type</i>	Local	Local
<i>ROW Width</i>	60 Feet	60 Feet
<i>Pavement Width and Type</i>	2-lane, undivided, 28-foot wide concrete pavement width.	2-lane, undivided, 28-foot wide concrete pavement width with sidewalks on either side.

Water & Sewer

Equivalent Dwelling Units (EDU’s) are used to determine the capacity of water and waste water available to a site. With a single-family dwelling unit being equivalent to 1 EDU, the Engineering Department indicates that the water and sewer capacity are adequate to serve this development.

Water is accessible through an 8-inch water line along the east side of Davis Road.

Sanitary sewer is accessible through an 8-inch sewer line on the east side of Davis Road.

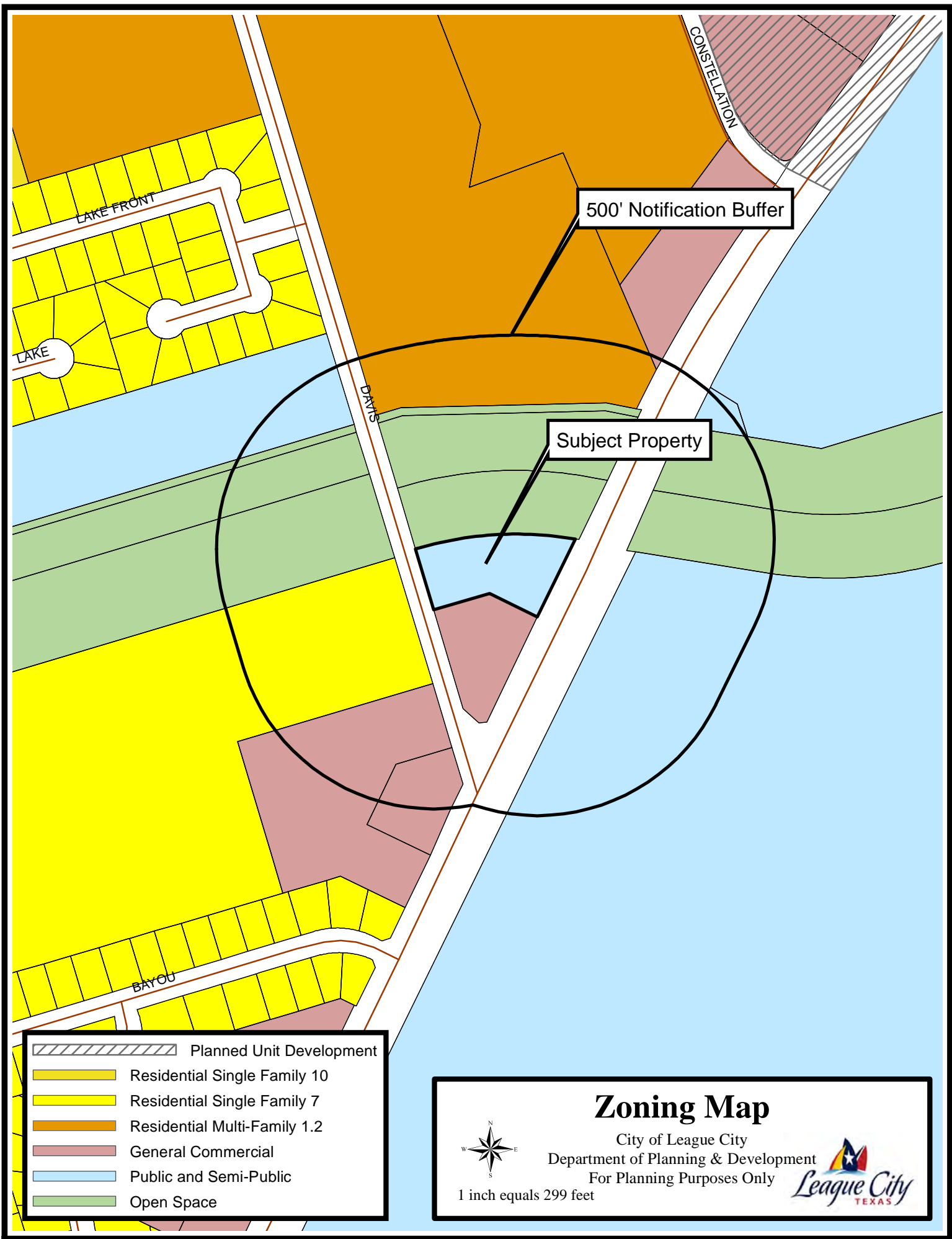
Floodplain The entire property is currently located within the 500-year floodplain. Any form of development on the property may desire to investigate mitigation from the adjacent GENCO canal.








It should be noted that the Federal Emergency Management Agency (FEMA) has indicated that new floodplain maps are being prepared for Galveston County and are anticipated to be finalized within the next 12 months. Preliminary floodplain maps show no change to the subject property, however the nearby canal is anticipated to have an increase flooding elevation.

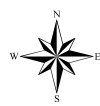
Public Benefit vs. Imposed Hardship Based upon the information provided, the Commission will have to determine “the gain to public health, safety, welfare, due to denial of this application as compared to the hardship imposed upon the owner as a result of denial of the application.”

Recommendation The subject property is directly adjacent to a property zoned “CG” (General Commercial). While the Comprehensive Plan is a guide for the City’s development the Future Land Use Map does not dictate the zoning boundaries. In addition, the property does not meet the intent of the “Park/Open Space/Natural” designation due to its location next to a major thoroughfare and size. Staff recommends approval.

For additional information, you may contact Mark Linenschmidt, Senior Planner at 281-554-1078 or at mark.linenschmidt@leaguecity.com.




-  Planned Unit Development
-  Residential Single Family 10
-  Residential Single Family 7
-  Residential Multi-Family 1.2
-  General Commercial
-  Public and Semi-Public
-  Open Space



Zoning Map

City of League City
 Department of Planning & Development
 For Planning Purposes Only



1 inch equals 299 feet

The Lakefront
Subdivision

Commercial
Shopping Center

Signature Point
Apartments

Undeveloped

Marina Bay
Drive (FM 2094)

Davis Road

GENCO Canal

GENCO Canal

Subject Property

Amegy Bank

Undeveloped

Commercial
Shopping Center

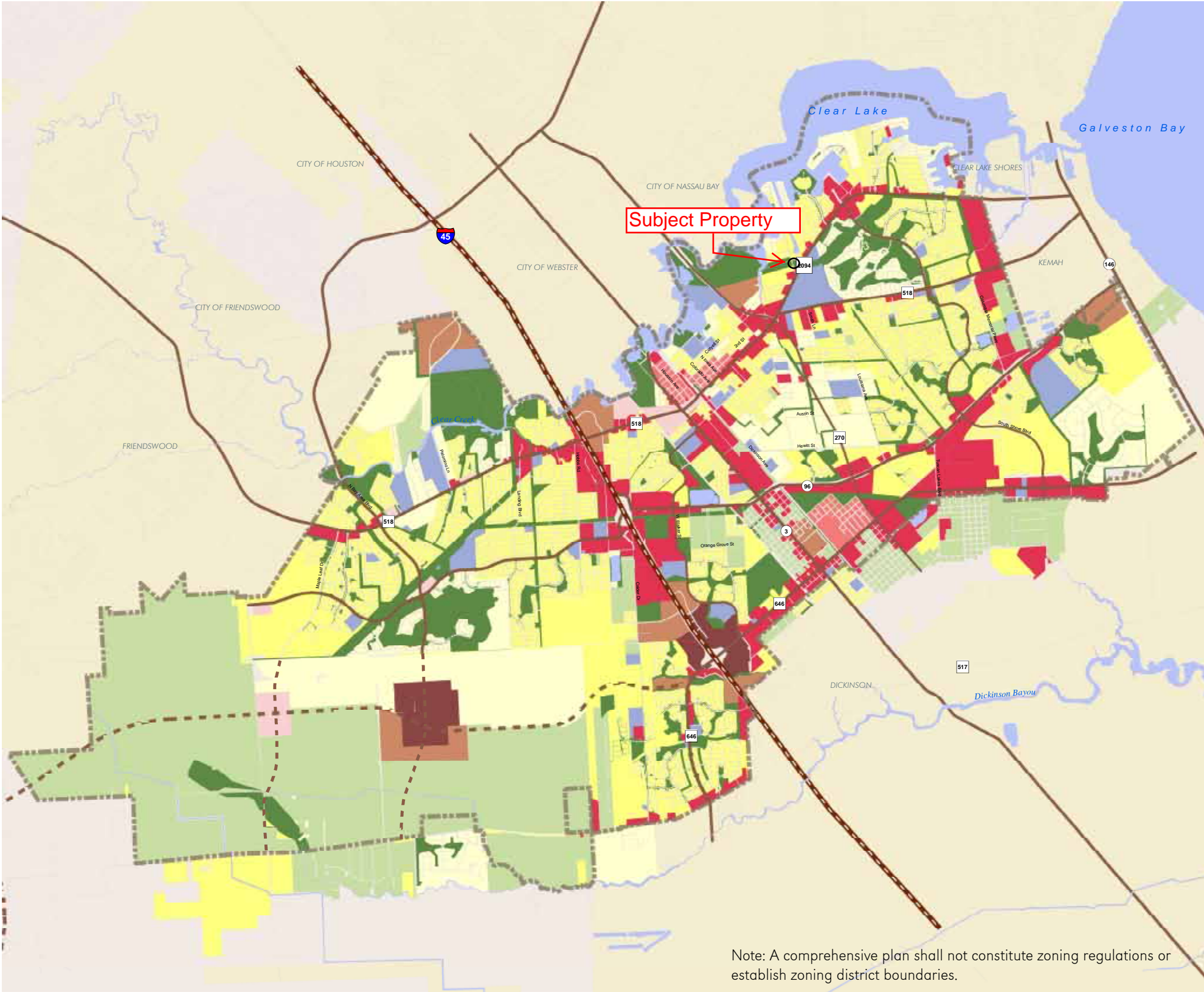
Clear Creek
Intermediate
School

Bayou Brae
Subdivision

CCISD Education
Support Center



Figure 5.1 Future Land Use Plan



Note: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

Impacts

Dwelling Units	77,446
Population	178,875
Employment	54,931
Jobs to Housing Balance	0.71
Water (MGD)	28.53
Sewer (MGD)	24.37

Land Use Acreages

Rural/Estate	27.2%
Suburban Residential	14.7%
Suburban Village	0.7%
Enhanced Auto Dominant Residential	27.0%
Enhanced Auto Dominant Commercial	8.8%
Suburban Commercial	0.9%
Urban Low	3.0%
Urban High	1.6%
Public/Institutional	3.5%
Parks/Open Space/Natural	12.7%
Total	100.0%

Legend

- 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