

Z15-16 (Bradshaw Nursery)

Request	<p>Rezone three City-owned lots totaling approximately 0.75 acres from “OS” (Open Space) to “RSF-7” (Residential Single Family with a Minimum Lot Size of 7,000 s.f.).</p> <p>The property is owned by the City of League City and is a portion of The Oaks of Clear Creek, Section 2 subdivision. The subject property is 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 “RSF-7” zoning district is to for medium density residential development with a minimum lot size of 7,000 square feet.</p>
Applicant /Owner	City of League City
City Council	Public Hearing & First Reading – October 13, 2015; Second Reading – October 27, 2015
Location	Generally located north of League City Parkway (SH 96) and west of Bradshaw Nursery Road.
Public Notification	52 – Notices Mailed to Property Owners within 500 feet on August 31, 2015 0 – Communications of Support Received 0 – Communications of Opposition Received Public Notice Published in August 30, 2015 <i>Galveston County Daily News</i>
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>1992</u> – Property is platted as a part of Oaks of Clear Creek, Section 2 subdivision.</p> <p><u>June 22, 2015</u> – Planning staff held a neighborhood meeting at the Civic Center. No major comments were provided to staff.</p> <p><u>September 21, 2015</u> - Planning & Zoning Commission to hear and consider recommendation to City Council.</p> <p><u>October 13, 2015</u> – City Council scheduled to conduct public hearing and consider request on first reading.</p> <p><u>October 27, 2015</u> – Subject to approval on first reading, City Council to consider request on second reading.</p>
Site and Surrounding Area	The vacant site has trees located generally on the west side of the property. A tree survey may be required prior to future development of the properties.

Direction	Surrounding Zoning	Surrounding Land Use
North	“RSF-7”	Existing Single-Family Residential, Oaks of Clear Creek
South	ROW and “OS”	League City Parkway and Centerpoint High-Tension Lines
East	ROW and “RSF-7”	Bradshaw Nursery Road, Existing Single-Family Residential, Oaks of Clear Creek
West	“OS”	Centerpoint High-Tension Lines

Conformity with Comprehensive Plan

The Future Land Use Plan of the 2035 Comprehensive Plan identifies the general area as “Enhanced Auto Dominant Residential”. Enhanced Auto Dominant Residential accommodates the vehicle by providing for large driveways and deeper front setbacks to accommodate parking. A majority of the residential areas in League City are classified as Enhanced Auto Dominant Residential.

Access and Traffic Impacts

Access for these properties would be from Bradshaw Nursery Road. It is not anticipated that the property which is adjacent to League City Parkway (SH 96) would be granted access from SH 96 by TxDOT due to the proximity of Bradshaw Nursery Road. Any access on to SH 96 requires a TxDOT permit.

Bradshaw Nursery Road

	<i>Existing Conditions</i>	<i>Proposed Conditions</i>
<i>Roadway Type</i>	Local Street	Local Street
<i>ROW Width</i>	65 Feet	65 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.

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 west side of Bradshaw Nursery Road and a 24-inch water line on the north side of League City Parkway.

Sanitary sewer is accessible through an 8-inch sewer line along the south side of Coleman Boyle Drive and a 10-inch sewer line along the southern lanes of League City Parkway. Sewer would need to be extended to directly serve this site.

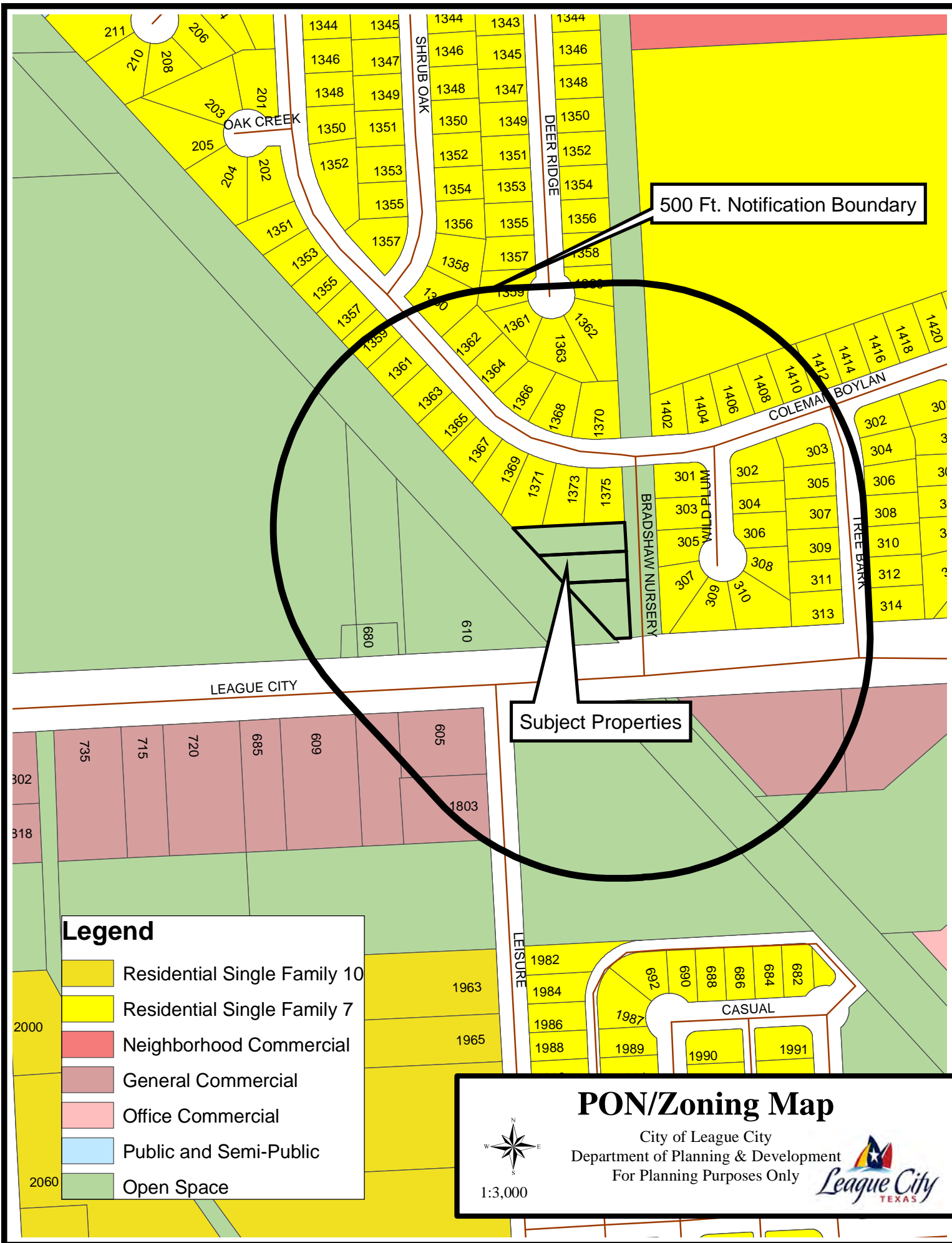
Public Benefit vs. Imposed Hardship

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

Given the proposed rezoning complements the Future Land Use Plan and the zoning for the adjacent zoning to the north and east, staff recommends approval.

For additional information, you may contact Ryan Granata, AICP, Planning Manager at 281-554-1097 or at ryan.granata@leaguecity.com.



500 Ft. Notification Boundary

Subject Properties

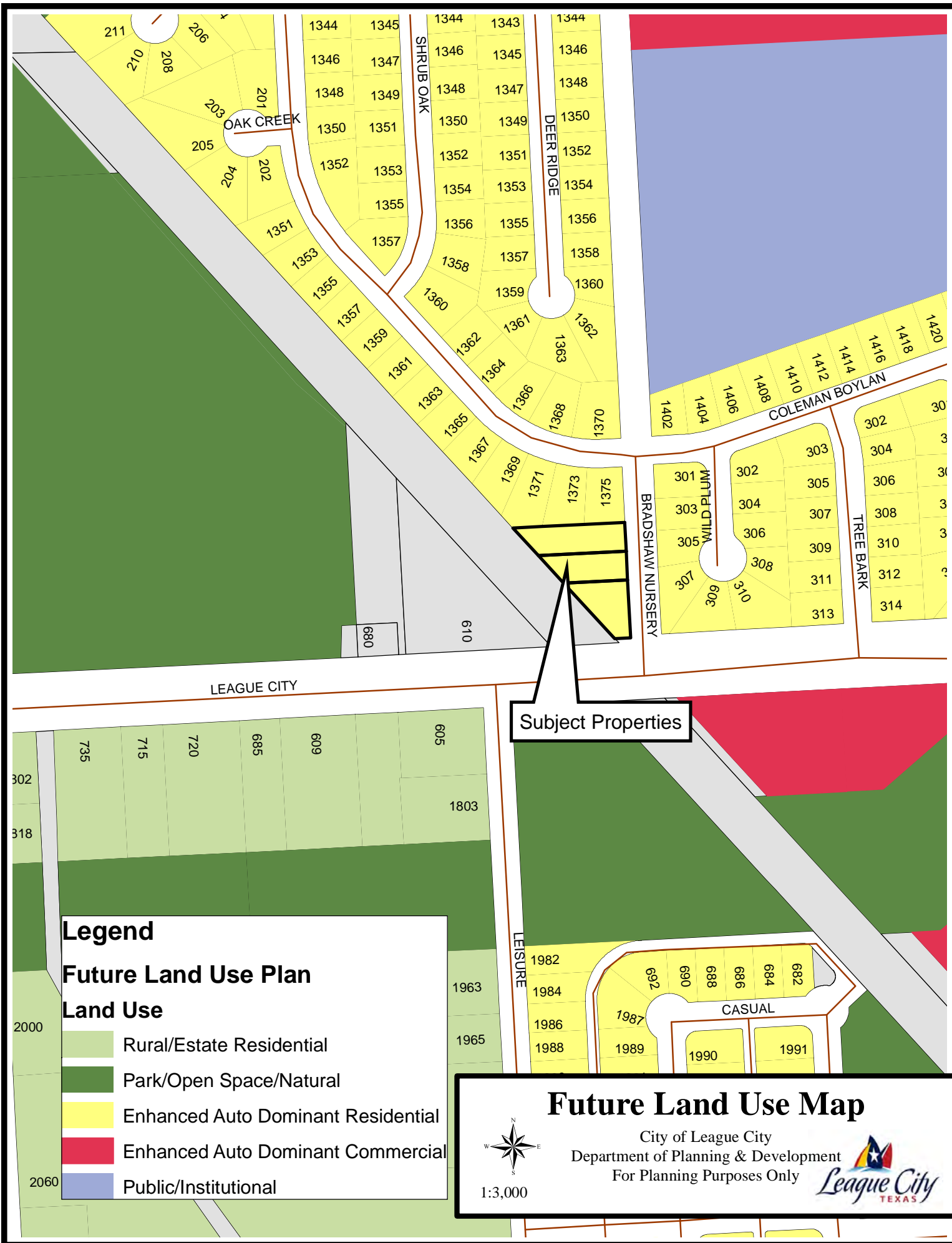
Legend

- Residential Single Family 10
- Residential Single Family 7
- Neighborhood Commercial
- General Commercial
- Office Commercial
- Public and Semi-Public
- Open Space

PON/Zoning Map

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





Legend

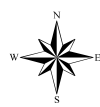
Future Land Use Plan

Land Use

- Rural/Estate Residential
- Park/Open Space/Natural
- Enhanced Auto Dominant Residential
- Enhanced Auto Dominant Commercial
- Public/Institutional

Future Land Use Map

City of League City
 Department of Planning & Development
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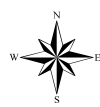
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Subject Properties

Aerial Map

City of League City
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