

Zoning Change Z15-20 (Hwy 3 & Olive)

Request Rezone approximately 14.32 acres from “IL” (Limited Industrial) and “OS” (Open Space) to “CG” (General Commercial).

This request is made to have the rear portion of the lot and the abandoned rights-of-way incorporated with the portion that is zoned “CG” along State Highway 3. The applicant proposes to develop the entire 14.32-acre tract into 1 large 12.1 acre tract and 2 smaller commercial tracts being 0.74 and 1.48 acres in size. The large tract will be developed for a self-storage use, called Great Garages. Instead of leasing storage unit spaces, each unit will be sold individually and ownership will be similar to a business condominium. However, no individual business will be operated from this site and no Owners will reside on the premises as well.

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.

Applicant Terri Lera of Fineas + Clover

Owner Phil Restivo of Great Garages

City Council Public Hearing & First Reading – April 26th, 2016; Second Reading – May 10th, 2016

Location Generally located south of Olive Street and east of Highway 3 with the approximate address being in the 2600 to 2700 block of Highway 3.

Citizen Response 35 – 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 Prior to 1990’s – An industrial use, a plastics facility, was previously located on the property. The facility was demolished after a fire damaged the facility.
March 3, 2015 – A predevelopment meeting was held with the Owner and applicant to discuss the proposed project, Great Garages.
August 18, 2015 – Another predevelopment meeting was held to discuss the Great Garages project.
November 24, 2015 – City Council approves a request to abandon portions of Peach Street, Carolina Avenue, and Arizona Avenue, south of Olive Street between State Highway 3 and Hill avenue.
December 28, 2015 – The applicant submits a rezone request to the Planning Department. However, since a pre-application neighborhood meeting was not previously held, staff places the request on hold until the pre-requisite meeting was held.

January 8, 2016 – Applicant held a neighborhood meeting at League City’s Johnnie Arolfo Civic Center. The submitted sign-in sheet indicates two (2) neighbors attended in which their concerns were related to the project and potential tax increase.

March 11, 2015 - Planning staff sent out public hearing notices to the surrounding property owners and installed public hearing signs on the property.

March 13, 2016 - Notice of public hearings published in the newspaper.

March 21, 2016 – A plat for the property was approved by the Planning and Zoning Commission. The plat combines the property into 3 commercial lots.

April 4, 2016 - Planning & Zoning Commission is scheduled to conduct a public hearing and make a recommendation to City Council.

April 26, 2016 – City Council is scheduled to conduct a public hearing and consider request on first reading.

May 10, 2015 – Subject to approval on first reading, City Council to consider request on second reading.

Site and Surrounding Area

Currently, only the concrete foundation and paving remain from a previous plastics facility in the southeast corner of the property. The remaining property is grassland with few trees interspersed.

Direction	Surrounding Zoning	Surrounding Land Use
North	ROW, “PS”, “CG” and “IL”	Olive Street, Church, Residence and Undeveloped property
South	“IL” and “RSF-5”	Momentum Metals Recycling Center and Undeveloped property
East	ROW and “OS”	Hill Avenue and Union Pacific Railroad
West	ROW, “CG” and “OS”	Undeveloped Commercial Property and Rights-of-way

Conformity with Comprehensive Plan

The Future Land Use Map in the 2035 Comprehensive Plan identifies the area as “Urban Low”. Urban Low is traditionally a destination for local residents, employees and guests at a minimum. Structures are limited in scale and setbacks minimal, but open space is typically highly functional as common areas or gathering places. Commercial uses are actively mixed to meet a range of retail, office and residential needs. Travel is encouraged without an automobile while parking is on-street or to the rear of structures and is, when possible, shared.

Access and Traffic Impacts

Access will be provided to this site via a primary driveway on SH 3 and two secondary access driveways on Olive Street and Hill Avenue.

State Highway 3

	Existing Conditions	Proposed Conditions
<i>Roadway Type</i>	Major Arterial	Major Arterial
<i>ROW Width</i>	150 Feet	As determined by TxDOT
<i>Pavement Width and Type</i>	5-lane, undivided, 84-foot wide concrete pavement width with drainage ditch on either side.	As determined by TxDOT

Utilities**Olive Street, Hill Avenue**

	Existing Conditions	Proposed Conditions
<i>Roadway Type</i>	Local	Local
<i>ROW Width</i>	70 Feet	70 Feet
<i>Pavement Width and Type</i>	2-lane, undivided, 21-foot wide concrete pavement width with drainage ditch on either side.	No proposed improvements at this time.

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 water and sewer have been constructed to serve this development.

Water is accessible through a 10-inch water line along the south side of Olive Street.

Sanitary sewer is accessible through a 10-inch sewer line on the east side of State Highway 3. The applicant proposes to extend this line across Olive Street to the northwest corner of their property.

Floodplain

The entire property is currently located outside the floodplain in Zone X. However, it should also be noted that FEMA has indicated that new floodplain maps are being prepared for Galveston County and are anticipated to be finalized in March of 2017. Preliminary floodplain maps show the western portion of the property entering into the floodplain with the remaining property remaining in Zone X.

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 that the request complements the Comprehensive Plan's Future Land Use Plan and that the adjacent properties are also zoned General Commercial, staff recommends approval.

Proposed Motion

Motion to approve Zone Change Application, Z15-15 (Hwy 3 & Olive) from "IL" (Limited Industrial) and "OS" (Open Space) to "CG" (General Commercial).

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





State Highway 3

Car Storage Lot

Brookport Drive

Church

Residence

Olive Street

Subject Property

Momentum Metals

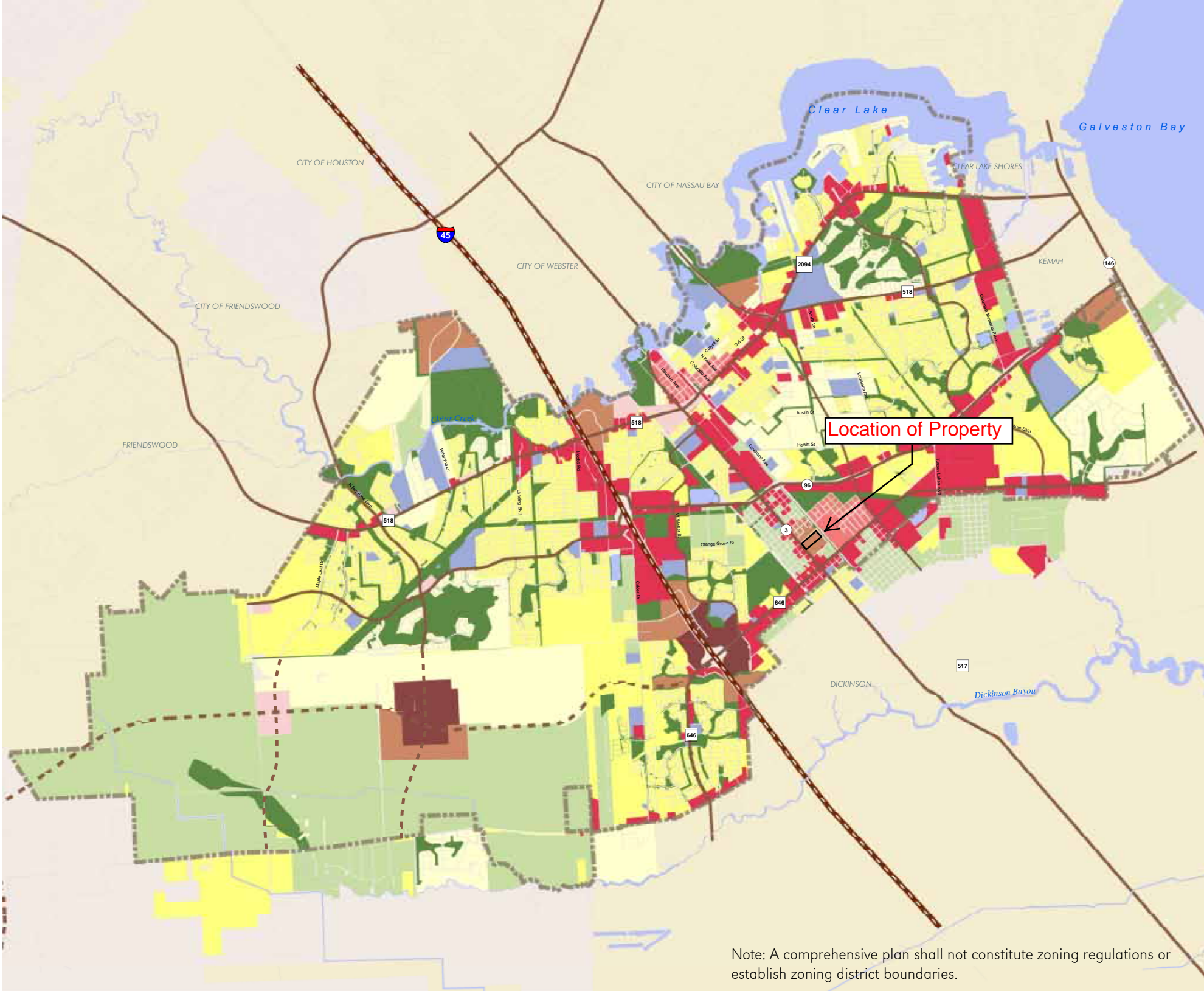
Milk Distributor

Union Pacific Railroad

Acrosports

FM 646

Figure 5.1 Future Land Use Plan



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