

Alta Vista Development, LLC  
6402 Stewart Road  
Galveston, TX 77551

03/03/15

### League City Zoning Change Application

1. The zoning change on this property is consistent with the City's Comprehensive plan for the Hwy 3 corridor.
2. The surrounding area is primarily commercial and open pasture.
3. The zoning of nearby properties is commercial and our proposed use is consistent with that.
4. The property is ideally suited to be zoned commercial because of location and surroundings.
5. The approval of this zoning change would not negatively affect nearby properties. I spoke with the owners of both adjacent properties and they said they were glad to see development on the land.
6. Our self-storage facility would have minimal impact on the safety or capacity of the street network.
7. Since most of the properties surrounding this property are already zoned commercial a zoning change would not affect the value of their property.
8. Not applicable
9. There are no special circumstances or conditions that apply to this property and application for a zoning change.

10.

#### Overview:

Build and rent approximately 62,000 SF of mixed use self-storage in League City, TX on Highway 3 between League City Parkway and FM 646.

#### Location:

8.40 acre tract of land on Highway 3, between FM 96 and FM 646. On the corner of Hwy 3 and Olive Street.

#### Business:

Storage will consist of a mix of climate controlled, car/boat and RV covered parking. The facility will be a 62,000 SF mix of climate controlled, boat/car storage and 45 RV covered parking spots. We intend to keep the North East front corner of the property (street frontage of Hwy 3 and Olive) open for future development.

#### Principals:

James Clore and Kevin Gabriel are principals in Alta Vista Development, LLC in Galveston, TX. Since forming Alta Vista Development 14 years ago, both Kevin and Jimmy have been actively involved in construction and management of large projects.

*- climate controlled/  
regular*

# SUBJECT PROPERTY LOCATION - League City, TX 77573

