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Zoning Change Z15-04 (Alta Vista Development)

<b>Request</b>	<p>Rezone approximately 8.2 acres from “RSF-5” (Single-family residential with a minimum lot size of 5,000 square feet) and “OS” (Open Space) to “CG” (General Commercial).</p> <p>The applicant indicates the intent to develop the property for a self-storage facility approximately 62,000 square feet in size. The site includes four (4) blocks of the Moore’s Addition including three (3) abandoned rights-of-way for Dakota, Delaware, and Hawaii Avenues between Olive and Peach Streets.</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>
<b>Applicant</b>	Kevin Gabriel of Alta Vista Development
<b>Owner</b>	Ronald Booth of Opus Services
<b>City Council</b>	Public Hearing & First Reading – <i>May 26<sup>th</sup>, 2015</i> ; <i>Second Reading – June 9<sup>th</sup>, 2015</i>
<b>Location</b>	Generally located north of Peach Street, south of Olive Street, east of Idaho Avenue and west of State Highway 3 with the approximate address being in the 2600 block of State Highway 3.
<b>Citizen Response</b>	37 – Notices Mailed to Property Owners within 500 feet 0 – Letters of Support Received 0 – Letters of Opposition Received
<b>Attachments</b>	1. Property Owner’s Notification Map / Zoning Map 2. Aerial Map 3. 2035 Comprehensive Plan Future Land Use Plan 4. Applicant Letter

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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**      **June 12, 2007** – City Council approves abandonment of Dakota, Delaware and Hawaii Avenues between Olive and Peach Streets.  
**March 23, 2015** – Applicant submits application to rezone 8.2 acre property for proposed development.  
**May 4, 2015** - Planning & Zoning Commission to hear and consider recommendation to City Council.  
**May 26, 2015** – City Council scheduled to conduct public hearing and consider request on first reading.  
**June 9, 2015** – Subject to approval on first reading, City Council to consider request on second reading.

**Site and Surrounding Area**      The undeveloped site is covered with scrub vegetation with some trees. A Tree Disposition Plan will be required at the platting phase of the project.

Direction	Surrounding Zoning	Surrounding Land Use
North	ROW, “CG” and “RSF-5”	Partially developed Olive Street and undeveloped property except for one residential home
South	ROW, “RSF-7”, and “CG”	Undeveloped Peach Street ROW and Undeveloped property
East	ROW and “RSF-7”	Highway 3 and Undeveloped property
West	ROW and “RSF-5”	Undeveloped Idaho Avenue and Undeveloped property

**Conformity with Comprehensive Plan**

The Future Land Use Plan of the 2035 Comprehensive Plan identifies the subject property as “Enhanced Auto Dominant Commercial” and “Rural/Estate Residential.” The eastern two blocks are designed as Enhanced Auto Dominant Commercial with the remaining western two blocks designed as Rural/Estate Residential.

Areas designated as “Enhanced Auto Dominant Residential” fully accommodates the automobile to the extent that front setbacks are typically deep to allow for parking with driveways and garages that are prominent, dominant part of the architecture. Areas designated as “Rural/Estate Residential” takes advantage of the rural look and feel with an emphasis on large spaces for natural or agricultural purposes while building impacts are low.

However, these tracts are within a transitional area between the Highway 3 commercial corridor and the residential neighborhoods in the 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> blocks from the corridor. In addition, this area is also affected by the east/west FM 646 corridor where multiple blocks of properties have been rezoned in recent years for developments that utilize direct access from major arterials. These corridors are a heavy dominant mixture of “CG” (General Commercial) and “RSF-5” (Single family residential with a minimum lot size of 5,000 square feet) zoning districts with many of the interior commercially zoned blocks associated with those commercial blocks along the roadways and sporadic residential throughout this area.

**Access and Traffic Impacts**

Access will be provided from State Highway 3, which is under the jurisdiction of the Texas Department of Transportation (TxDOT). On June 12, 2007, City Council approved the abandonment of the Dakota, Delaware and Hawaii Avenues between Olive and Peach Streets.

**State Highway 3**

	<i>Existing Conditions</i>	<i>Proposed Conditions</i>
<i>Roadway Type</i>	Major Arterial	Major Arterial
<i>ROW Width</i>	150 feet	<i>As Determined by TxDOT</i>
<i>Pavement Width and Type</i>	4-lane, undivided, 85-foot wide concrete pavement width with a 14-foot wide center turn lane and drainage ditches on either side.	<i>As Determined by TxDOT</i>

**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 State Highway 3.

Sanitary sewer is not accessible in the area. The applicant will have to provide a septic sewer system upon development of the property.



**Floodplain**

The easternmost block, being directly adjacent to Highway 3 is currently located within the 500 year floodplain with the remaining blocks to the west being located within the 100-year floodplain. Should the request be approved, the applicant will be required to perform some form of mitigation either through the property or the structure out of the 100-year floodplain at the development phase.

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 the entire property being located within the floodplain. It is recommended that the development elevate the property based on the preliminary maps. The applicant has been made aware of this information.

**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.”

For additional information, you may contact Mark Linenschmidt, Senior Planner at 281-554-1078 or at [mark.linenschmidt@leaguecity.com](mailto:mark.linenschmidt@leaguecity.com).





State  
Highway 3

Union Pacific RR

Olive St.

Paint & Body Shop

Dickinson Ave

Towing Storage  
Yard

Church

Hill Ave

Subject Property

Metal  
Recycling

Dairy  
Distributor

FM 646

Mechanical Shop

Self Storage

Strawberry St.

Car Dealership

Beacon Lakes Golf  
Course

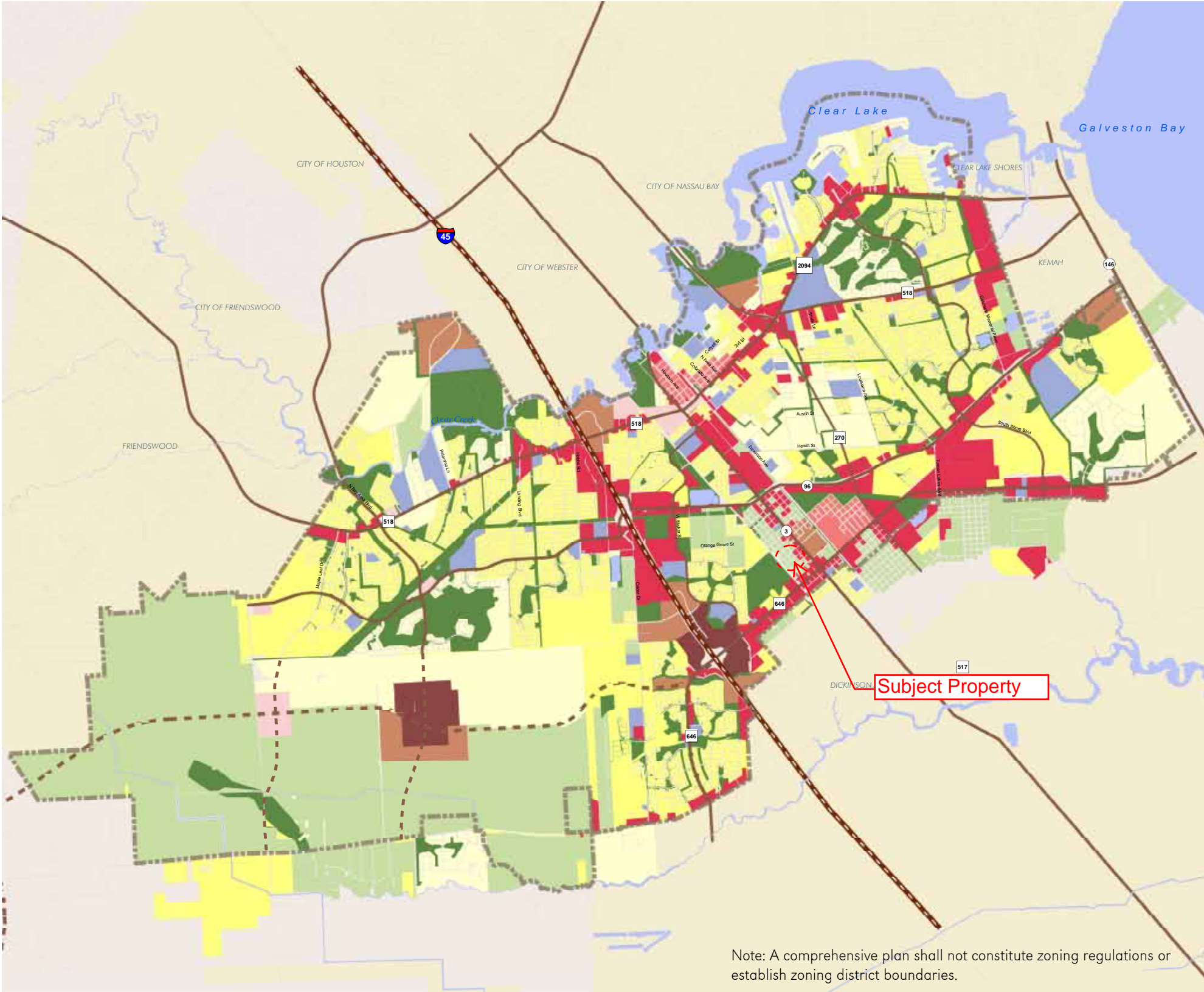
Gas Station

Gas Station

Church



Figure 5.1 Future Land Use Plan





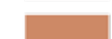
Impacts

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