



Legislation Details (With Text)

**File #:** 15-0333      **Version:** 1      **Name:** PH - Z15-04 (Alta Vista Development)  
**Type:** Agenda Item      **Status:** Public Hearing  
**File created:** 5/18/2015      **In control:** Development Services  
**On agenda:** 5/26/2015      **Final action:**  
**Title:** Hold a public hearing on Zone Change Application, Z15-04 (Alta Vista Development), a request to 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), 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 Highway 3 in League City, Texas (Director of Planning and Development)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Data Sheet, 2. Zoning Notification Map, 3. Excerpt Minutes from May 4, 2015 P&Z Meeting, 4. Staff Report and Attachments, 5. Applicant Letter

Date	Ver.	Action By	Action	Result
5/26/2015	1	City Council		

Hold a public hearing on Zone Change Application, Z15-04 (Alta Vista Development), a request to 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), 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 Highway 3 in League City, Texas (Director of Planning and Development)

A public hearing is required for this zone change application to the "CG" (General Commercial) zoning district.

**Project Timeline:**

June 12, 2007 - City Council approved abandonment of Dakota, Delaware and Hawaii Avenues between Olive and Peach Streets.

March 23, 2015 - Applicant submitted application to rezone 8.2 acre property for proposed development.

May 4, 2015 - Planning & Zoning Commission conducted hearing and made a recommendation to City Council.

May 26, 2015 - City Council scheduled to conduct public hearing and consider request on first reading.

**Project Summary:**

The subject property is currently zoned "RSF-5" (Single-family residential with a minimum lot size of 5,000 square feet). The Owner of this property proposes to construct a self-storage facility, approximately 62,000 square feet in size.

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.

The Future Land Use Plan of the 2035 Comprehensive Plan identifies the subject property as "Enhanced Auto Dominant Commercial" and "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.

The subject property is 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.

On May 4, 2015, the Planning and Zoning Commission held a public hearing and recommended approval, 7-0-0. During the public hearing there were no speakers for this request. Also, the Planning Department has not received any communications opposing this request.

Attachments:

1. Data Sheet
2. Zoning/Notification Map
3. Excerpt Minutes from May 4, 2015 P&Z Meeting
4. Staff Report & Attachments
5. Applicant Letter

CONTRACT ORIGINATION:

Planning Department  
Applicant: Kevin Gabriel of Alta Vista Development  
Owner: Ronald Booth of Opus Services

FUNDING

{ x } NOT APPLICABLE  
{ } Funds are available from Account # \_\_\_\_\_  
{ } Requires Budget Amendment to transfer from Account # \_\_\_\_\_ to Account # \_\_\_\_\_