



Legislation Text

File #: 16-0977, **Version:** 2

Consider and take action on an ordinance amending Ordinance No. 2005-24 to rezone approximately 9.5 acres (**Z15-20 Highway 3 & Olive Street**) of the Moore's Addition Subdivision from "OS" (Open Space) and "IL" (Limited Industrial) to "CG" (General Commercial), generally located south of Olive Street and east of State Highway 3 in League City, Texas (Director of Planning and Development)

Planning and Zoning Commission recommended approval 5-0-0 with 3 absent on April 4, 2016.

Approval of the request would rezone the remaining 9.5 acres of a 14.32 acre site to "CG" (General Commercial) and bring it into conformance with the front of the site along State Highway 3 that is already zoned "CG".

Project Timeline:

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, 2016 - 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 - The Planning & Zoning Commission conducted a public hearing and recommended approval by a vote of 5-0-0 with 3 members absent.

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

May 10, 2016 - Subject to approval on first reading, City Council to consider request on second reading.

Project Summary:

The applicant, Terri Lera of Fineas + Clover, indicates that the Owner is proposing to redevelop the property, the site of a former plastics facility. The 14.32 acre site has been subdivided into 3 commercial tracts being 0.74, 1.48, and 12.1 acres in size with the largest tract proposed as a form of self-storage facility, called Great Garages, where individuals would purchase units and finish out the interiors. The owner indicates that no additional business would be permitted to operate on this lot, nor would any of the Owners be permitted to reside on the property as well. The remaining 2 commercial lots, approximately 2.2 acres in size, along Highway 3 would be developed for typical office or retail uses.

The surrounding land uses to the north along Olive Street includes a church and residences. Hill Avenue and the Union Pacific railroad track are directly located to the east. A residence and Momentum Metals recycling facility are located to the south with Highway 3 and undeveloped commercial property located to the west of the subject property.

The proposed zoning map amendment is consistent with the Future Land Use Map in the 2035 Comprehensive Plan with this area is identified as “Urban Low”. Urban Low is traditionally a destination for local residents, employees and guests. Structures are limited in scale and setbacks are 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.

On April 4, 2016, the Planning and Zoning Commission held a public hearing and recommended approval, 5-0-0 with 3 members absent. The applicant was the only person who spoke during the P&Z public hearing. The Planning Department has not received any public communications either in favor or opposed regarding this request.

Staff 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.

Attachments:

1. Data Sheet
2. Proposed Ordinance
3. Exhibit A
4. Exhibit B

CONTRACT ORIGINATION:

Planning Department

Applicant: Terri Lera of Fineas + Clover

Owner: Phil Restivo of Great Garages

FUNDING

{X } NOT APPLICABLE

{ } Funds are available from Account # _____

{ } Requires Budget Amendment to transfer from Account # _____ to Account # _____