

Zoning Change Z14-09 (Red River BBQ)

Request	<p>Rezone approximately 1.8 acres from “RSF-7” (Single-family residential with a minimum lot size of 7,000 square feet) to “CG” (General Commercial).</p> <p>The applicant indicates the request is being made to expand the Red River Bar-B-Que restaurant by constructing a 17,000 square foot indoor banquet facility. The applicant further adds that the one-story building will be indoors only with detailed development plans pending the outcome of the rezone request. Currently, the restaurant is approximately 7,000 square feet in size with an additional 3,000 covered outdoor seating area on 2.59 acres.</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>
Applicant	Dale Hardy of GeoSurv, LLC.
Owner	Kevin Kiersh of Red River Bar-B-Que
City Council	Public Hearing & First Reading – <i>January 27th, 2015</i> ; <i>Second Reading – February 10th, 2015</i>
Location	Generally located north of Walker Street, south of Main Street (FM 518), east of Texas Avenue and west of Egret Bay Boulevard (FM 270), with the approximate address being 108 Texas Avenue.
Citizen Response	23 – Notices Mailed to Property Owners within 500 feet 0 – Letters of Support Received 0 – Letters of Opposition Received
Attachments	<ol style="list-style-type: none">1. Property Owner’s Notification Map / Zoning Map2. Aerial Map3. Photographs of Site4. 2035 Comprehensive Plan Future Land Use Plan5. Applicant Letter

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**
- February 2004** – Approved site plan to expand building by 500 square feet.
 - April 2006** – Building expansion of 3,000 square feet including additional parking.
 - April 2010** – City Council rezoned 1.0 acre from “RSF-7” to “CG” for future site expansion.
 - September 2010** – Building expansion of 2,000 square feet for an outdoor dining area.
 - November 24, 2014** – Applicant submits application to rezone 1.8 acre property for future expansion.
 - January 5, 2015** - Planning & Zoning Commission to hear and consider recommendation to City Council.
 - January 27, 2015** – City Council scheduled to conduct public hearing and consider request on first reading.
 - February 10, 2015** – Subject to approval on first reading, City Council to consider request on second reading.

Site and Surrounding Area

The site, now undeveloped, had a residential structure on the property which was moved off the site in 2011. There are several large trees on the site. Should this request be approved, a Tree Disposition Plan will be required at the platting phase of the project.

Direction	Surrounding Zoning	Surrounding Land Use
North	“CG”	Red River Bar-B-Que
South	“RSF-7”	Single-family residence
East	“RSF-7”	Nursery and Garden Supply
West	ROW and “RMG-1.2”	Texas Avenue and Shady Oaks Apartments

Conformity with Comprehensive Plan

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

However, this tract is within a transitional area between the Main Street commercial corridor and the residential neighborhoods to the south. The Main Street Corridor is dominantly commercial zoning, being a mixture of Neighborhood and General Commercial zoning districts with Mixed Use Commercial at the major intersections. In addition, large commercial properties are located to the east and west of the subject tract. The immediate residential area includes an apartment complex, a high density residential land use, along with medium density single-family homes which tapers quickly to low density residential further southwards along Texas Avenue.

Access and Traffic Impacts

Access will be provided from Texas Avenue. The City recently completed a rehabilitation of the road surface of Texas Avenue in 2014, which included some drainage work.

Texas Avenue

	<i>Existing Conditions</i>	<i>Proposed Conditions</i>
<i>Roadway Type</i>	Collector	Collector
<i>ROW Width</i>	60 feet	80 feet
<i>Pavement Width and Type</i>	2-lane, undivided, 24-foot wide asphalt pavement width with drainage ditches on either side.	2-lane, undivided, with 40-foot wide concrete curb and gutter pavement width with bike lanes

Water & Sewer

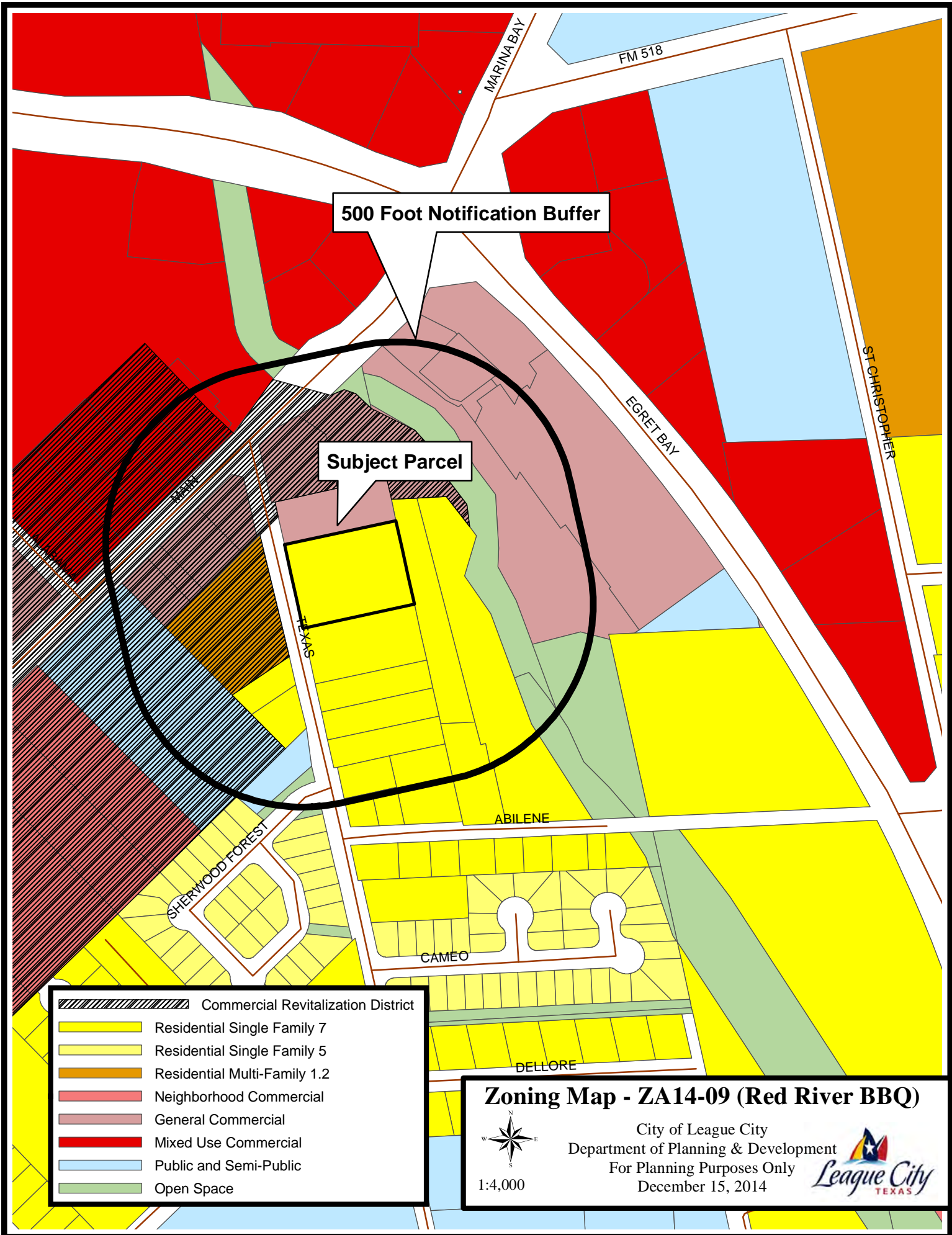
Equivalent Dwelling Units (EDU’s) are used to determine the capacity of water and waste water available to a site. With a single-family dwelling unit being equivalent to 1 EDU, the Engineering Department indicates that the water and sewer capacity are adequate to serve this development.

Water is accessible through an 8-inch water line along the west side of Texas Avenue.

Sanitary sewer is accessible through an 8-inch sanitary sewer line along the east side of Texas Avenue.

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.





Panda Express

FM 518

Bank of America

Jack In The Box

Gas Station

Chase Bank

Egret Bay Boulevard

Taco Bell

Main Street

Today's Dentistry

Red River BBQ

Commercial Retail

Subject Property

Kroger's

Shady Oaks Apartments

Undeveloped

Texas Avenue

L.W. Fitzsimmons Subdivision

Nursery & Garden Supply

League City Church of Christ

Residence

Z14-09
(Red River BBQ)
Planning and Zoning Commission



PHOTOGRAPH 1



Looking at the primary structure for Red River BBQ from FM 518

PHOTOGRAPH 2



Looking east and the undeveloped subject property from Texas Avenue

PHOTOGRAPH 3



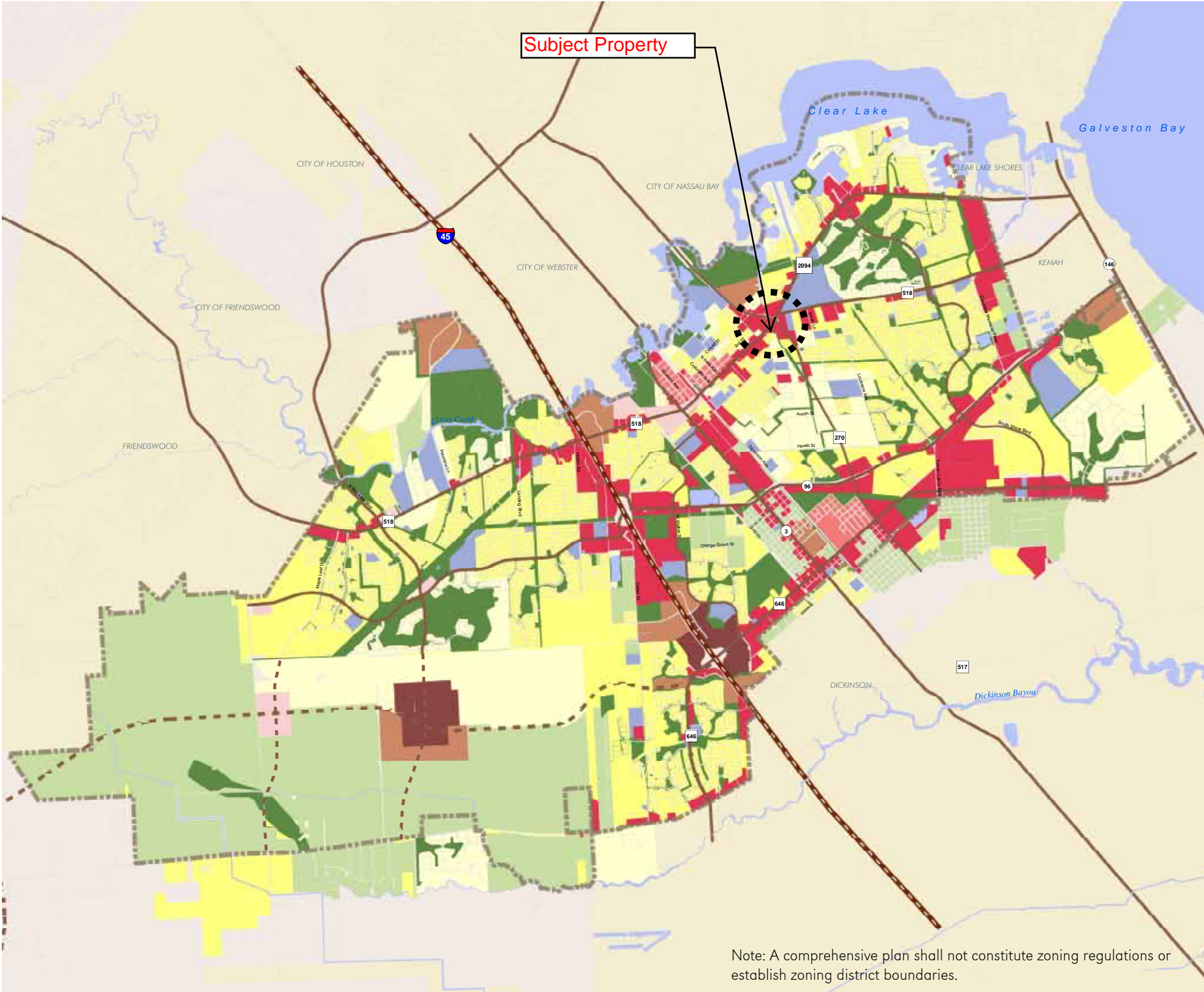
Looking east from Texas Avenue at the residential property directly adjacent to the south of the subject property

PHOTOGRAPH 4



Looking northwest at the apartment complex adjacent to the west of the subject property on the west side of Texas Avenue

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



December 23, 2014

Mark Linenschmidt, Sr. Planner
City of League City
300 W. Walker
League City, Texas 77573

Re: Zone Change Application Z14-09 – Red River Bar-B-Que

Dear Mark,

The subject application applies to Lots 2, 3 and 4 of the L.W. FITZSIMMONS Subdivision and contains a calculated area of 1.759 acres of land. The subject property is vacant and the present zoning of this property is RSF-7. The request is to re-zone this property to General Commercial to facilitate the construction and operation of a banquet facility containing approximately 17,000 square feet. The required neighborhood meeting was held October 14, 2014. Site maps, property ownership, notice letters, sign-in sheet, application and application fee were delivered to the City by letter dated November 24, 2014. The property to the North is presently zoned General Commercial and the subject property would be a part of the adjoining Red River Bar-B-Que restaurant facility. The properties to the South and East are presently zoned residential.

The zone change requested is generally consistent with the League City Comprehensive Plan 2035 which defines the intersection of Egret Bay Boulevard and East Main as Enhanced Auto Dominant Commercial. The existing Red River Bar-B-Que restaurant lies within the Enhanced Auto Dominant Commercial use area while the subject properties, Lots 2, 3 and 4, lie immediately adjacent and adjoining. The general area of the intersection of Texas Avenue at East Main has been marked in recent years by an expansion of the Red River Bar-B-Que Restaurant, the construction of a professional building (at the hard Southeast corner), and a general up-grading of the area. With the planned improvements to the "Five Corners" and the recent pavement improvements along Texas Avenue, the subject area would be anticipated to continue this growth and improvement. Although the subject properties, as well as all properties along the East side of Texas Avenue from the South line of Red River to Abilene Street are presently zoned residential, there has been no new single family residential construction in recent years.

The subject site, as indicated above, would be developed as a part of the existing Red River facility which presently has improved access to both East Main and Texas Avenue. With the Texas Avenue access, the existing facility as well as the proposed banquet facility would enjoy the traffic management provided by the signalized intersection of Texas Avenue at East Main.

December 23, 2014
Mark Linenschmidt, Sr. Planner
City of League City

Re: Zone Change Application Z14-09 – Red River Bar-B-Que

With the set-backs, open space and landscape requirements as provided by Code, the existing residential use would not be expected to be subjected to excessive noise or lighting impact. Further, the facility is not planned to have any out-door service area – all activity would be in-doors of the proposed one story hall.

Detail plans for the site have not been undertaken at this time pending a final rendering of the zone change application. However, should you have any questions or require additional information, please call or e-mail and we will make every reasonable effort to address any issues which might arise.

As always, I appreciate your attention to this matter.

Respectfully Submitted,

Dale L. Hardy, RPLS

/dh

cc: Kevin Kiersh
Red River Bar-B-Que