

Zoning Change Z15-04 (Alta Vista Development)

Request	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). 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. 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.
Applicant	Kevin Gabriel of Alta Vista Development
Owner	Ronald Booth of Opus Services
City Council	Public Hearing & First Reading – <i>May 26th, 2015</i> ; <i>Second Reading – June 9th, 2015</i>
Location	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.
Citizen Response	37 – Notices Mailed to Property Owners within 500 feet 0 – Letters of Support Received 0 – Letters of Opposition Received
Attachments	1. Property Owner’s Notification Map / Zoning Map 2. Aerial Map 3. 2035 Comprehensive Plan Future Land Use Plan 4. 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 **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 2nd, 3rd and 4th 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

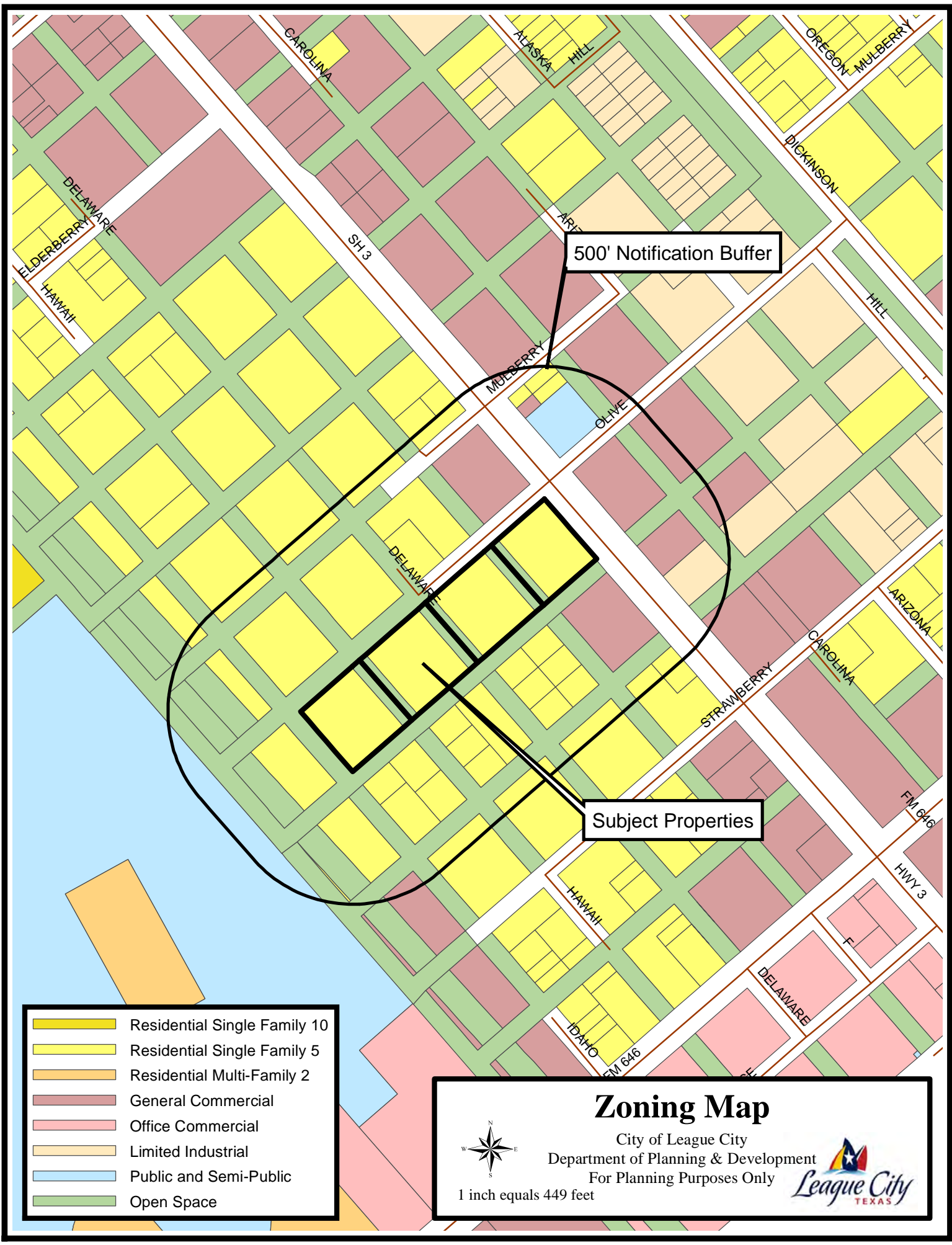
The easternmost block, being directly adjacent to Highway 3 is currently located within the 500 year floodplain with the remaining blocks to the west being located within the 100-year floodplain. Should the request be approved, the applicant will be required to perform some form of mitigation either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



500' Notification Buffer

Subject Properties

- Residential Single Family 10
- Residential Single Family 5
- Residential Multi-Family 2
- General Commercial
- Office Commercial
- Limited Industrial
- Public and Semi-Public
- Open Space



Zoning Map

City of League City
 Department of Planning & Development
 For Planning Purposes Only

1 inch equals 449 feet





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

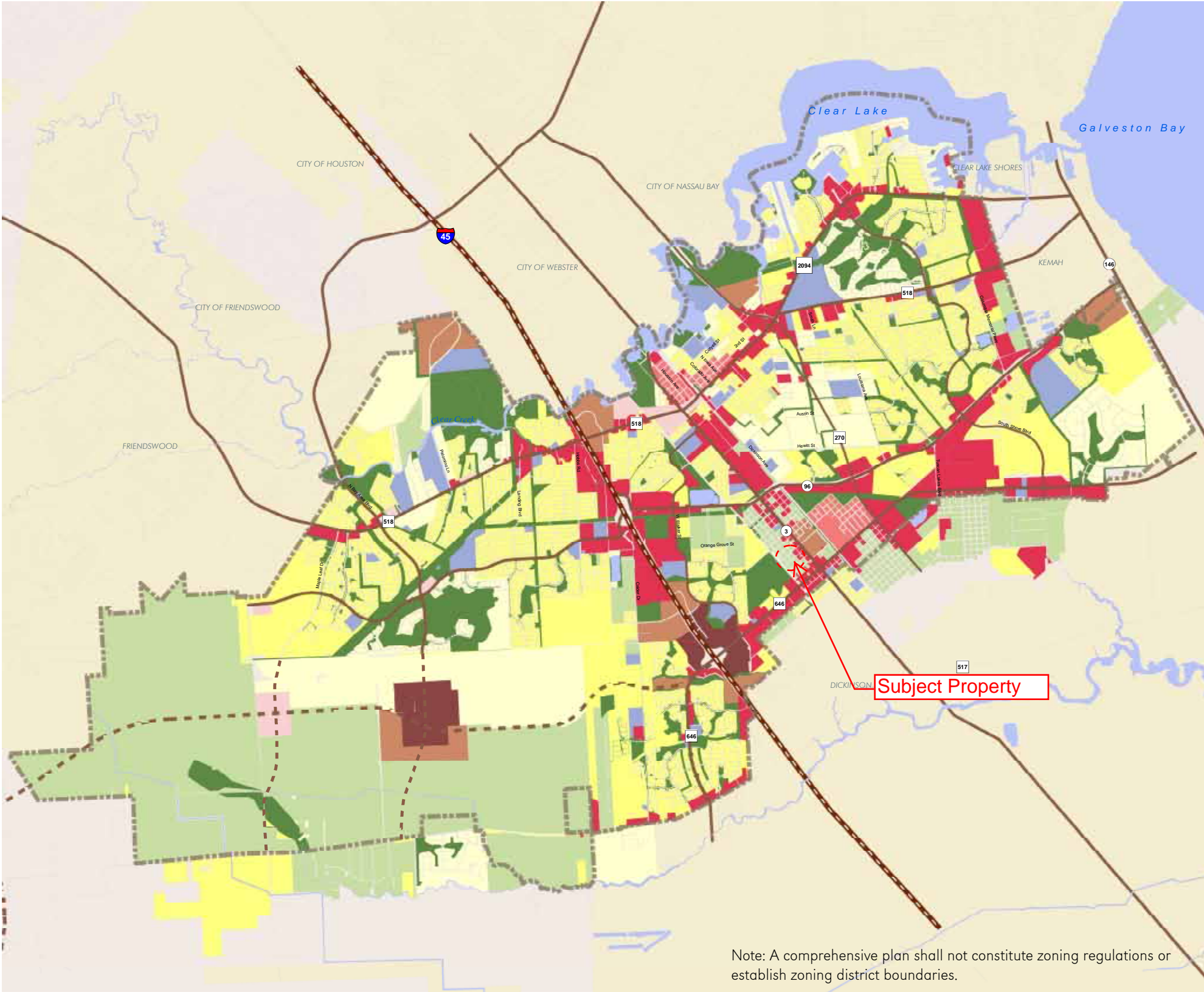
Beacon Lakes Golf
Course

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

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

