

Memorandum

To: Planning Board

From: Don Carroll

Date: June 13, 2008

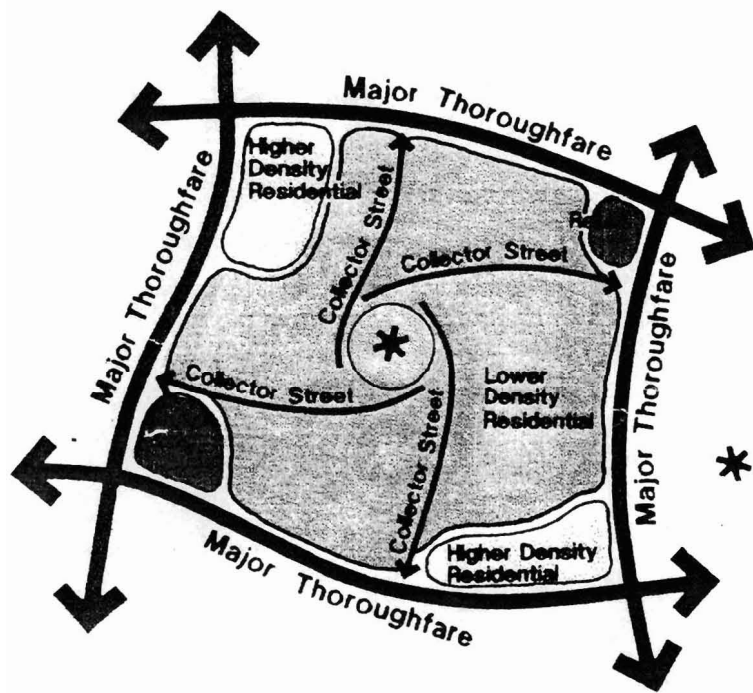
Re: Nick Stepchinsk's Hotel Proposal: Located Between Noble Road and the I-45 Feeder Road

This issue was referred to the Planning Board to address the recommended performance standards for rezoning approval consideration. This is a controversial request where there is opposition from property owners both from within and beyond the 200ft. notification limit. The request however, is not in conflict with our Land Use Plan or Zoning Ordinance. That aside, the hotel is being challenged as an unacceptable development option. Staff has recommended a solid screening wall with large tree plantings and the proposal will be required to adhere to the masonry provisions of our Zoning Ordinance. On its face, the performance standards and recommendations offered by staff would adequately address the aesthetics and the privacy concerns.

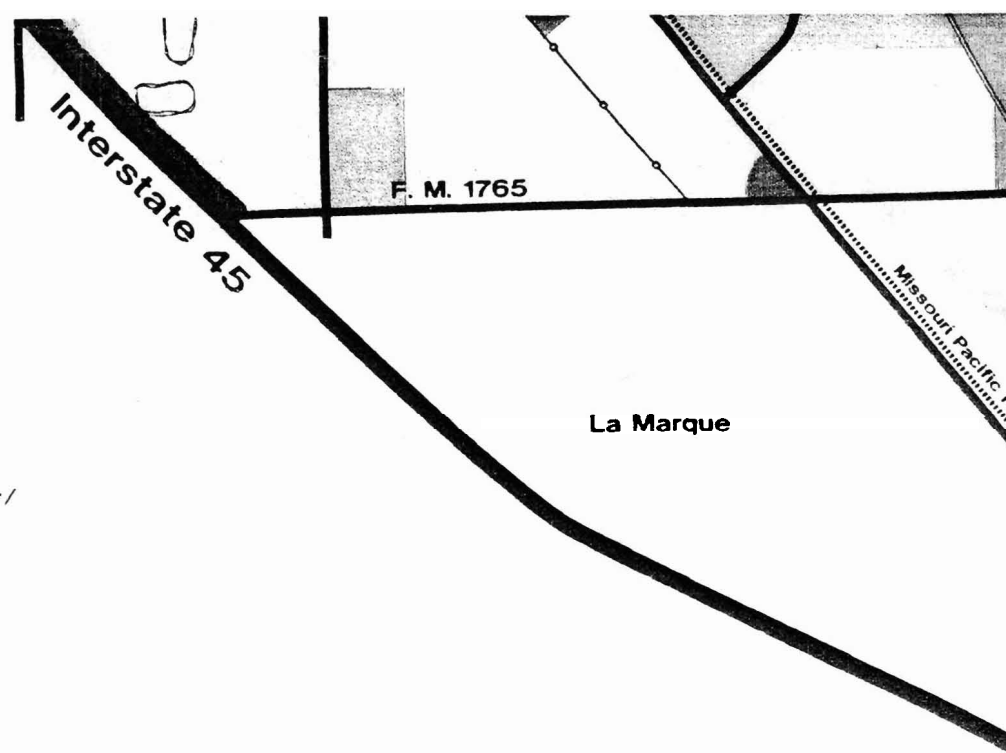
With regard to traffic impact, we see no data that suggests that a 40 unit hotel facility at the proposed location would create any additional negative traffic impact for the property owners within this area. There is commercial retail already in the area. This is consistent with our Zoning Ordinance and Land-Use Plan. Please reference the Neighborhood Growth Unit Concept recommended as a component guideline on our land use plan. This proposal follows our guideline.

The police reports offered by the party in opposition as evidence as to the legitimacy of their argument (that this proposal is inappropriate at this location) does not meet a reasonable threshold with sufficient merit. Two reasons: One, the problems cited were with two apartment complexes in Texas City (Breakers and Lakeview Apartments). Both examples cited are not similarly situated to this rezoning request. Both are much larger in scope; and neither site is located adjacent and/or near a state thoroughfare. Also, if the apartments were located on or near a state thoroughfare, those apartments on its face could be appropriate as well, provided the apartments could meet all performance standards as written in our Zoning Ordinance today.

The La Marque Police report is within another municipality. I would say by my observation that this business does in fact lack a quality appearance; and the management controls with regards to the type of clientele, is most likely the reason for the frequent law enforcement problems cited in La Marque.



* Neighborhood Center/
Recreation
(Elementary School
Where Justified)



Neighborhood Unit Concept

The principal building block of Texas City under the Land Use Plan is the Neighborhood Unit. An individual neighborhood unit is approximately one to two square miles in area and is bound by six-lane major thoroughfares, natural or man-made features, and/or activity corridors. A neighborhood unit may or may not be rectangular in shape. Several adjoining neighborhood units collectively comprise a community.

Centrally located within each typical neighborhood should be an area of park and recreational open space sized to meet the needs of the surrounding neighborhood unit. Where justified by school district boundaries and population demographics, this neighborhood center should also contain an elementary school. Lower density residential, primarily single family housing, should encompass the neighborhood center and constitute the most predominant land use within the neighborhood unit. Lower-density residential lots placed along the neighborhood perimeter should not have direct access to adjacent major thoroughfares. Higher density residential uses such as townhomes and apartments are best suited along the periphery

and often at major thoroughfare intersections. Retail and office uses should be concentrated at important perimeter intersections, but need not occupy every corner at every major thoroughfare intersection.

Community facilities such as churches, day care centers, middle and upper level schools, larger parks and athletic facilities, libraries, and fire stations may be found in every neighborhood. Because these types of facilities generally serve several neighborhoods, they should be located on the periphery of an individual neighborhood.

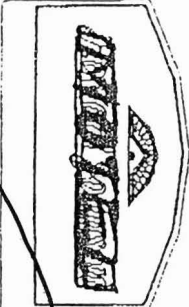
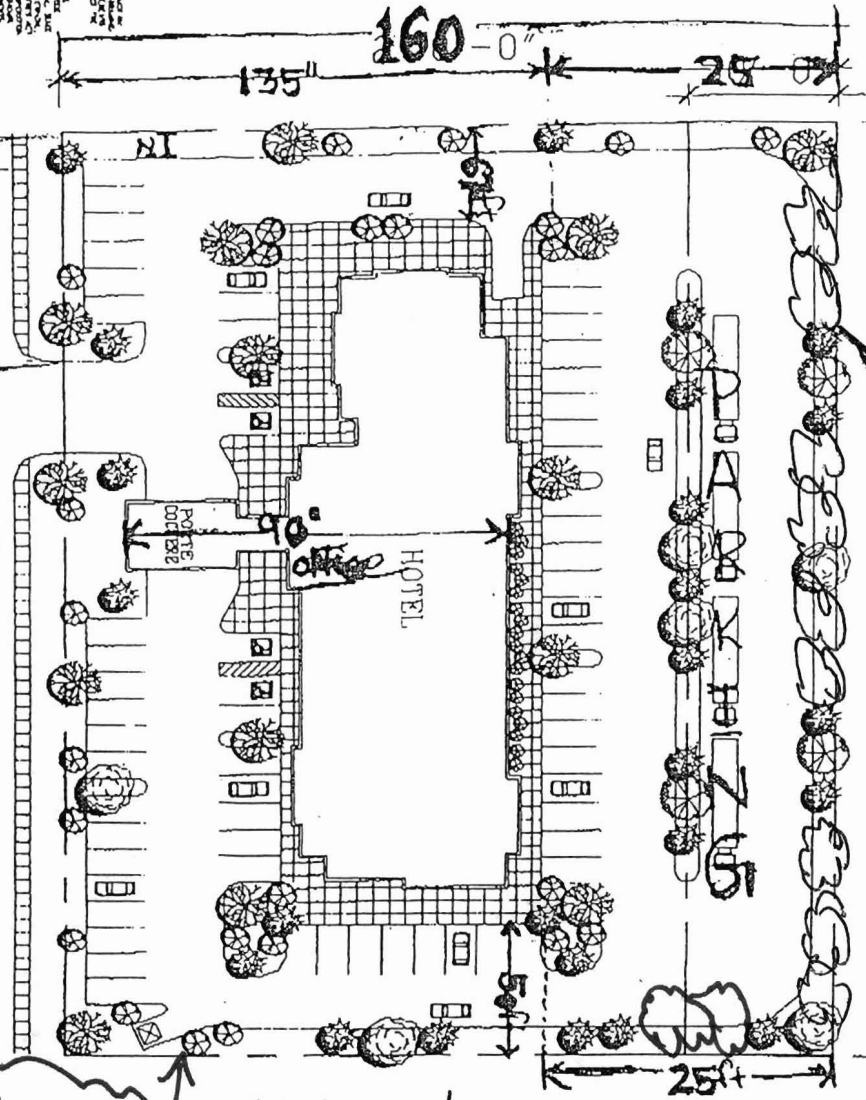
Within a typical neighborhood unit, collector streets should originate near or at the neighborhood center and terminate at the neighborhood perimeter. Collector streets should provide convenient access from internal residential areas to perimeter thoroughfares and perimeter-oriented uses including retail, office and community facilities. Collector streets should not bisect an individual neighborhood and should discourage through traffic from one neighborhood to the next.

NOT FOR CONSTRUCTION

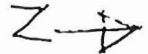
THE ARCHITECT HAS PREPARED THIS PLAN FOR THE ARCHITECT'S USE ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. THE ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE SITE AND HAS NOT VERIFIED THE EXISTING CONDITIONS. THE ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE SITE AND HAS NOT VERIFIED THE EXISTING CONDITIONS. THE ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE SITE AND HAS NOT VERIFIED THE EXISTING CONDITIONS.

INTERIOR CORRIDOR PROTOTYPE

SITE PLAN N.T.S.



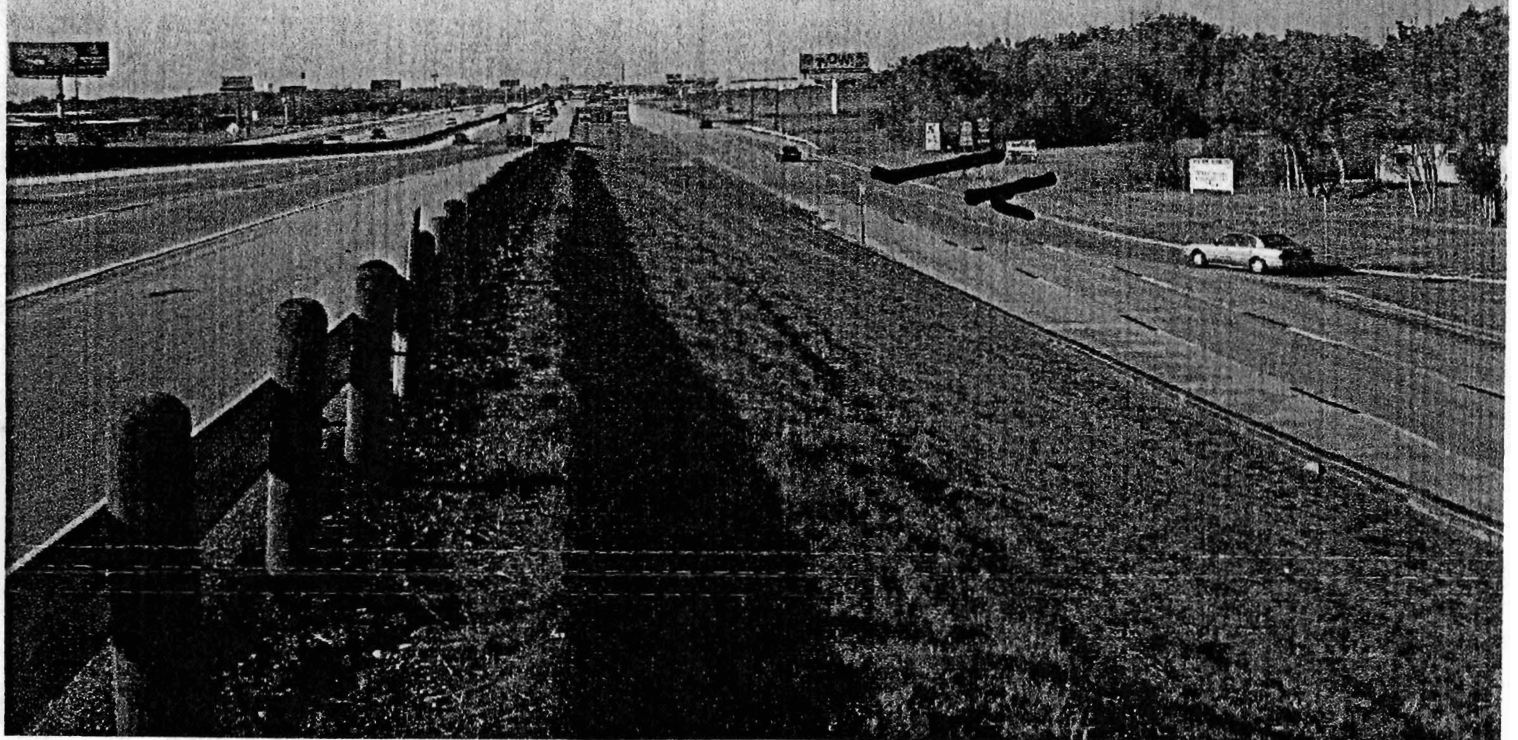
STAFF RECOMMENDED LANDSCAPED SCREENING BY 3 1/2' MASONRY FENCE



Note rd.

Where is DRIVE WAY ENTRANCE MUST SHOW AS LINED IN THE

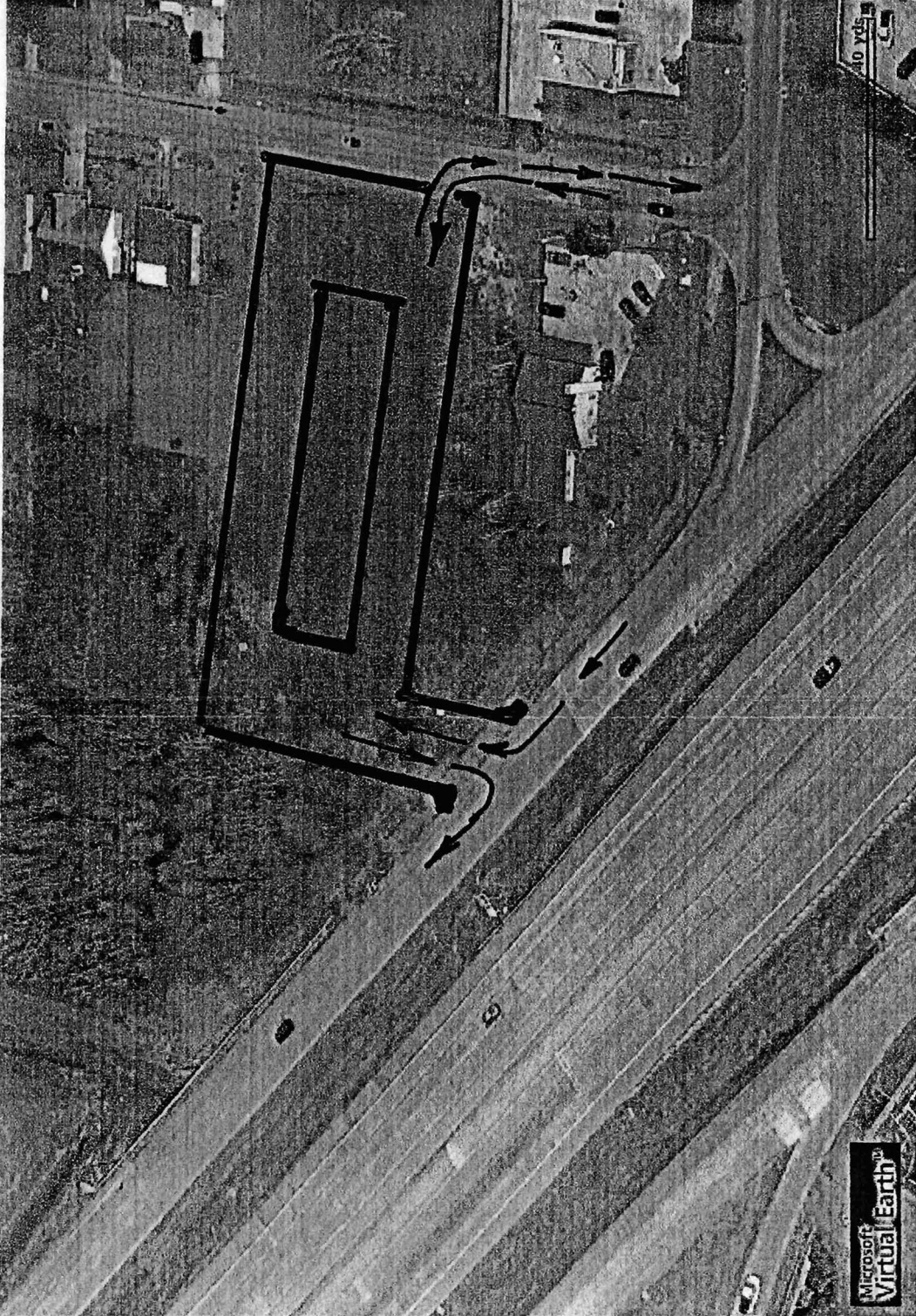
NOT FOR CONSTRUCTION



Provides @ MEETING
DRIVEWAY ENTRANCE
ALONG I-45
FEEDER

A
N

PROVIDED @ MEETING



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