Engineering & Planning

Memo

To: Zoning Commission

From: Kim Golden, Engineering & Planning

CC: Doug Kneupper, P. E.

Date: October 14, 2021

Re: E, GENERAL BUSINESS Zoning (3400 block North Loop, next to Del Sol Apts)

Background: The applicant/owner, Rahim Maknojia, seeks to rezone from "A" (Single Family) to "E (General Business) 0.689 acres of undeveloped property at the southwest corner of Loop 197 North and 34th Street. The applicant intends to develop the property with one single-story 4500 Sq ft retail building as convenience store with 5 pumps (Exxon) and with capabilities for retail lease space. In addition, there will be concrete paving, parking, landscaping and open space. To be able to utilize the property in this manner, a zone change is needed from the current Single-Family Residential to General Business.

A previous request to rezone this property for the same purpose (Sayid Ali – Texas City Express) was approved April 2020 but expired because the then applicant did not start construction within the necessary time frame.

The Land Use Plan shows this area as being "Activity Corridor". The "Activity Corridor" category supports the development of higher intensity land uses including commercial, business offices, and open display retailing along freeways and highways. The requested zoning is in accordance with the City's adopted Land Use Plan.

As indicated on the attached zoning map, the surrounding area is zoned Single-Family Residential and Multi-Family Residential. Development surrounding the subject property is apartment complexes to the west and to the south, the County's Animal Resource Center is across the North Loop.

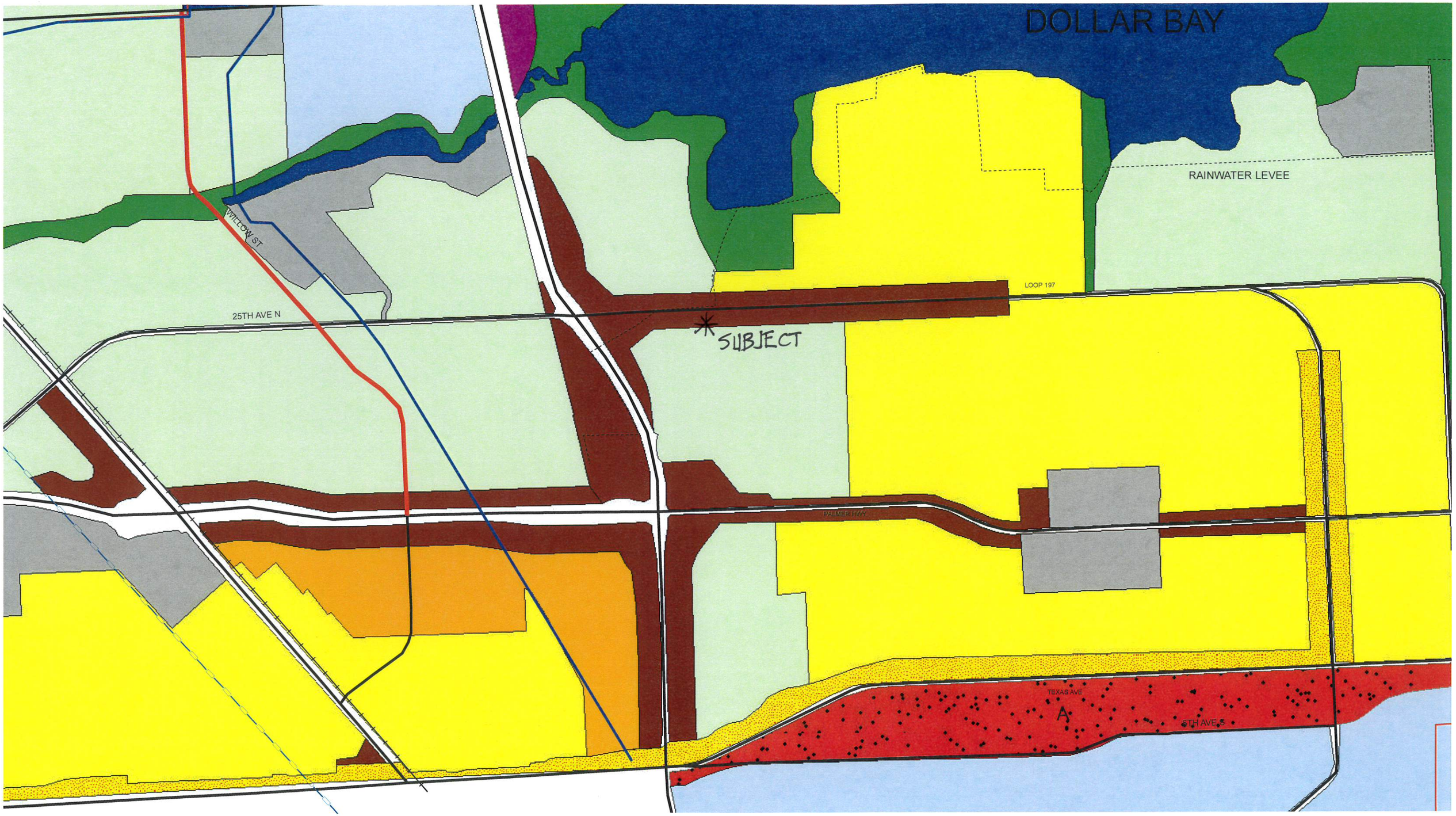
Analysis/ Recommendation: If approved, the General Business zoning could be developed with a variety of enclosed retail and commercial services to serve the overall needs of the community. Development of this tract would require adherence to city standards with appropriate open space and landscaping, and adherence to the Gateway Overlay provisions.

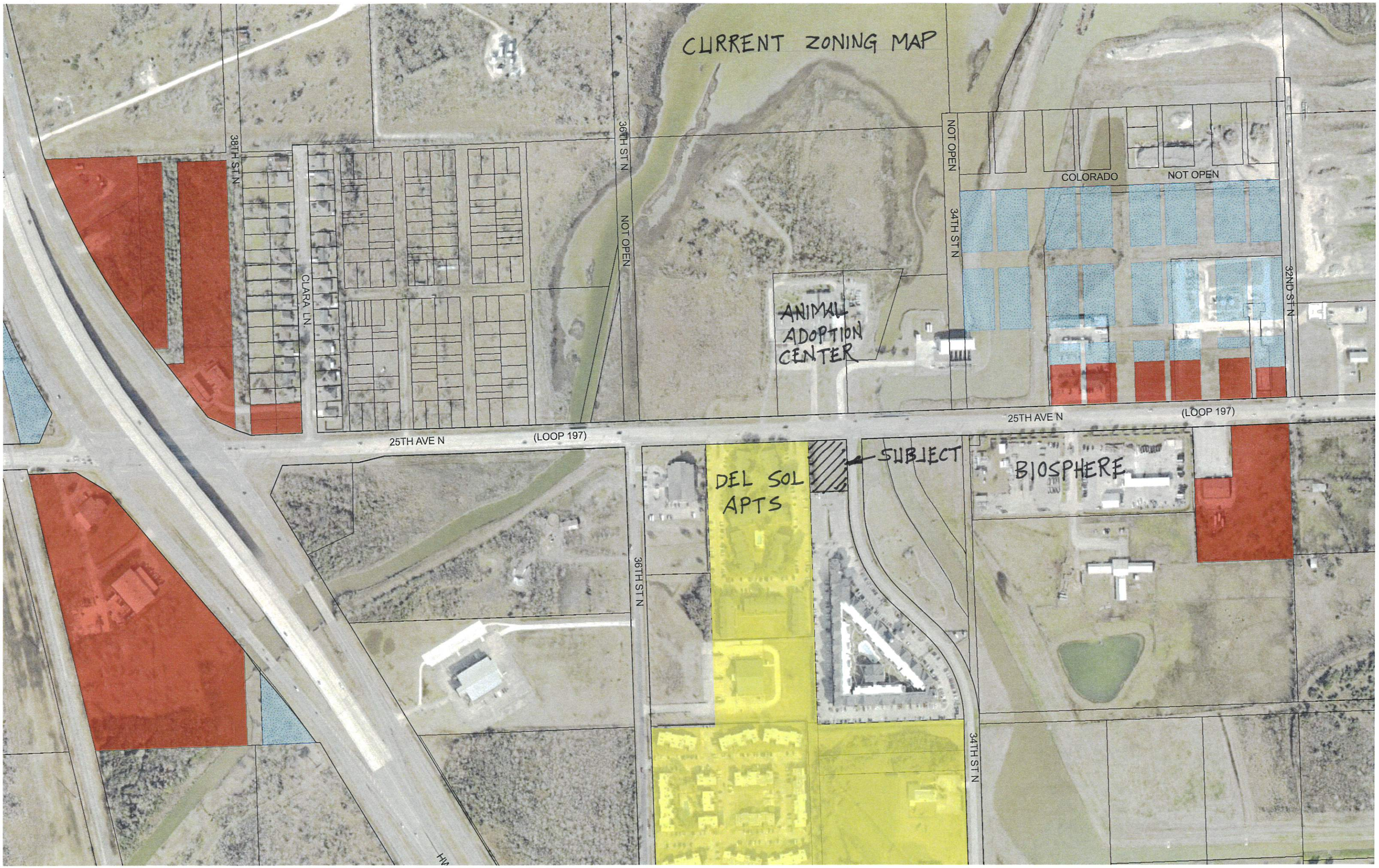
City water and sewer are available to the site. For drainage considerations, the applicant will need to coordinate with Texas City Public Works to utilize the existing storm sewer system. Primary access for this property will be from 34th Street. Access from the North Loop may not be available based on the proximity of existing driveways. All improvements and development of the property will require a Detailed Site Plan to be reviewed by city staff and approved by the

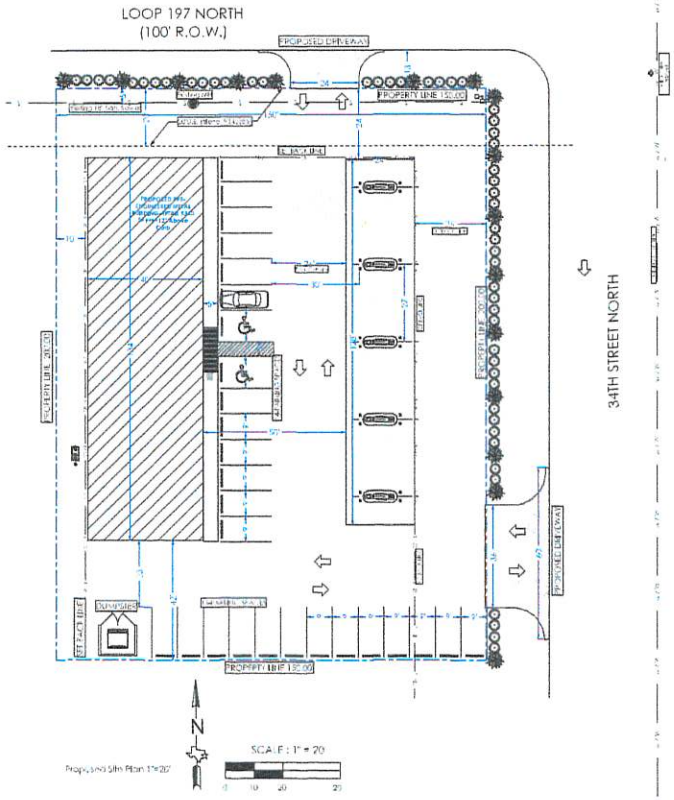
Planning Board. The property is located within the area of Texas City protected by the levee and pump system. There are minimum floor elevations for new structures.

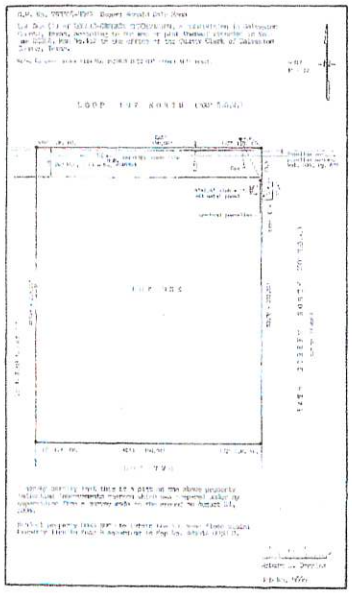
Based on the surrounding land uses, development and zoning, city staff has no objection to the rezoning request for E, General Business.

LAND USE PLAN




CURRENT ZONING MAP
38TH ST N
CLARA LN.
36TH ST N
NOT OPEN
NOT OPEN
34TH ST N
COLORADO
NOT OPEN
32ND ST N
ANIMAL ADOPTION CENTER
25TH AVE N
(LOOP 197)
25TH AVE N
(LOOP 197)
SUBJECT
DEL SOL APTS
BIOSPHERE
36TH ST N
34TH ST N





ZONING EXHIBIT

Benchmark Plans & Associates, LLC

811 Know what's below. Call before you dig.

Texas City Express-Gas Station

0.689 ACRES LOT ONE
LOLLIS-GEBHART SUBDIVSIO
34th Street & Loop 197 N Texas City,
Galveston County, TX
Proposed Pre-Engineered Metal Building

REVISION 01-25-22
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REVISION
PERMIT SUBMITTAL
CITY SUBMITTAL
OTHER APPROVAL
SEALED
PROJECT NO. 2107.Xxx.5.101
DRAWN BY: CS DFMS
Start Date 09-09-21

NOT FOR CONSTRUCT ON UNTIL PERMITTED

Proposed Site Plan

SHEET NO.

C-1