


Memo

To: Zoning Commission
From: Kim Golden, Engineering & Planning 
CC: Doug Kneupper, P.E.
Date: October 14, 2021
Re: Casey Genovese request to rezone from "A" (Single Family Residential) to "E" (General Business) to construct a retail store

Background: The Applicant, Casey Genovese, P.E., on behalf of the property owners, Gerald and LaTasha Gary, is requesting the rezoning from "A" (Single Family Residential) to "E" (General Business) to construct a 10,640 sf building for commercial retail, 53 parking stalls, site landscaping, drainage, and utility improvements. The project will be located on 2.485 acres located +/- 750 ft southeast of the intersection of Memorial Drive and SH3 on the west side of SH 3, being Parcel No. 185990.

Analysis / Recommendation: The subject property is located in an area identified as "established neighborhood" in the City of Texas City Land Use Plan available on the City's website.

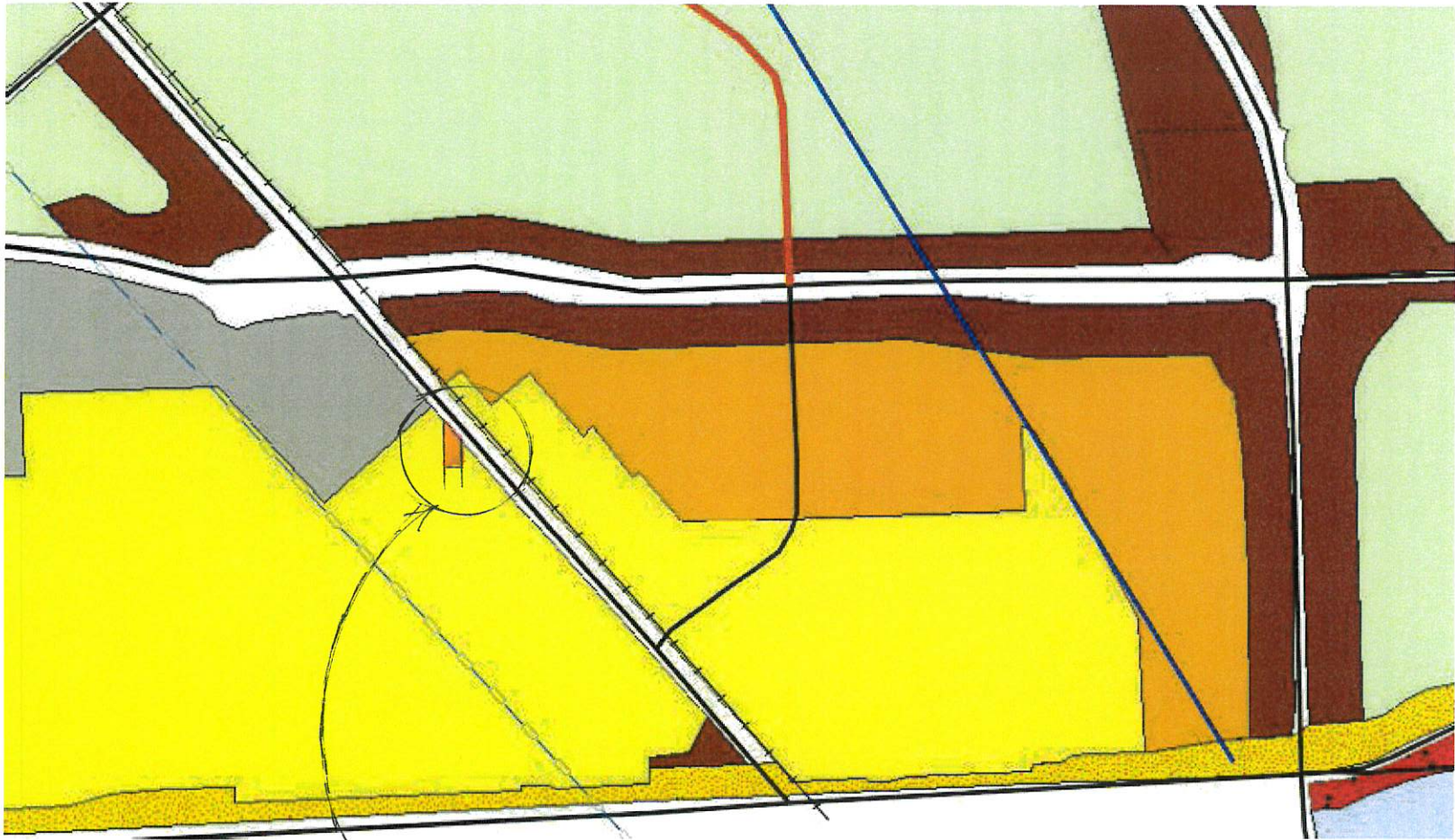
"Established Neighborhoods are the built-up areas of the City which are generally characterized by satisfactory structural housing conditions and neighborhoods mostly free from blighting influences such as mixed land use patterns, abandoned buildings, and street layouts inappropriate for residential development. These predominantly residential neighborhoods many include some undeveloped tracts which should also become residential. **Any proposed nonresidential development should be limited, carefully reviewed, and only adjacent to designated major thoroughfares and/or activity corridors.** Zoning and capital improvement policies should protect and enhance established neighborhoods". (Emphasis added).

The location is also within a Gateway Corridor Overlay District.

Staff have not indicated any objection, however access to sewer may be difficult. According to maps nearest access will be at the dead end of Opal and will be shallow.

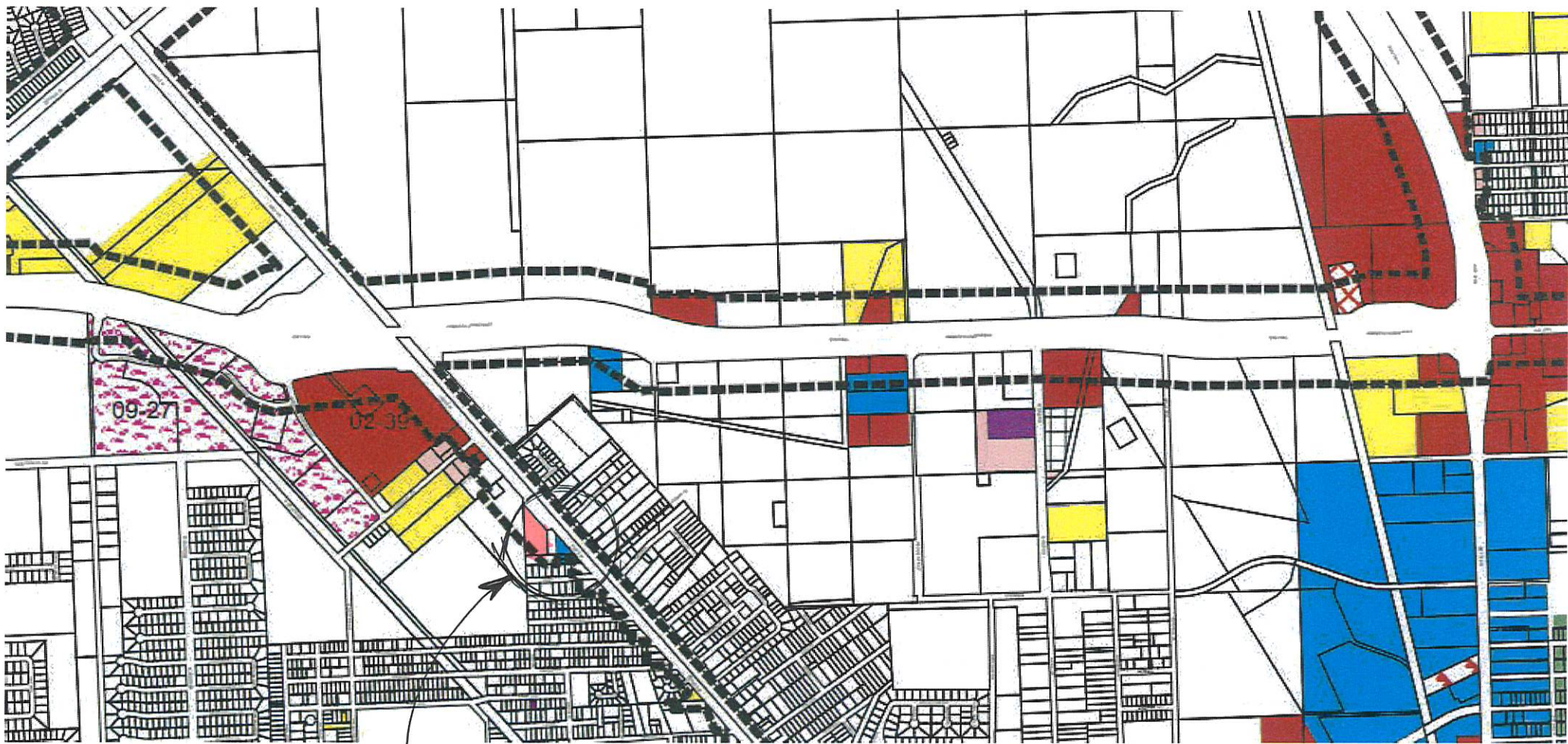
Approving the requested rezoning would not be inconsistent with the Land Use Plan because the location is adjacent to a designated throughfare. And the proposed nonresidential development would be carefully reviewed and required to comply with all applicable ordinances.

Approving the requested rezoning would not be inconsistent with the Zoning Map which shows nearby property to the east of the subject location is zoned as "E" (General Business).



2.485 ac located +/- 750 ft Southeast of the intersection of Memorial Drive & SH 3

LAND USE



SUBJECT PROPERTY

2.485ac located $\frac{1}{4}$ 750ft South of the Intersection of Memorial Drive & SH3

ZONING MAP



EMMETTE LOWRY EXPY

(FM 1764)

6803

7236

6925 1/2

MANLAND CENTER BLVD

6807

OAK ST

HWY 3 N

6801

6400

6002

6820

6807 1/2

6818

6409

6401

6518

6417

6402

901

6501

905

MEMORIAL DR

VIRGINIA BALL DR

PVT

RUTH CIR

ALLENWAY

824

6800

6809

6807

6806

6805

6804

6803

6802

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6800

6799

6798

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