

City of Texas City  
Engineering & Planning  
Memo

To: Zoning Commission

From: Kim Golden, Engineering & Planning

cc: Mayor Dedrick Johnson

Date: January 28, 2022

Re: Request to rezone from “C” Multi-Family Residential to “E-3” Outdoor Commercial to construct a plant nursey. Located to the west of Emken-Linton Funeral Home, Emmett F. Lowry Expy.

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**Background:** Applicant, Gulf Coast Growers, has been working in the landscape/nursery industry for over 10 years and seeks to re-zone the subject location to open a retail plant nursery.

**Existing conditions:** The 6.57 acre site its currently undeveloped raw land adjacent to and west of the Emken-Linton Funeral Home at 5100 Emmett F. Lowry Expy. The parcel has frontage on Emmett F. Lowry Expy.

**Existing zoning:** The subject location is currently zoned District C Multi-Family Residential. The adjacent Emken Linton Funeral Home site is zoned E General Business. All other adjacent properties on the east side of the site are undeveloped raw land and also zoned District C Multi-Family. The undeveloped property north and west of the subject location area is zoned A-1 Residential.

Applicant seeks rezoning as E-3 Outside Commercial. Plant nursery and greenhouses are an enumerated principal use for the E-3 district. See Section 160.038.

The District E General Business zone of the existing Emken Linton Funeral Home adjacent to the subject property is described in Section 160.035 as “intended to provide for an extensive variety of enclosed retail and commercial services to serve the overall needs of the community.”

**GATEWAY OVERLAY DISTRICT:** The subject property is also subject to the requirements of Secs 160.065-160.069 Gateway Overlay District. This district requires 100% masonry construction, that all fences be masonry, that all utilities be underground, minimum of 15% landscaping, and other screening requirements.

LAND USE PLAN: The current land use plans show the subject area as developing within the guidelines of the "Activity Corridor" which include: "These uses are primarily region serving and include malls, commercial, and open display retailing, wholesale, distributing and warehousing operations, restricted light industry, business offices, hotels and motels, and higher density residential development."

**Existing infrastructure:** There is more than sufficient vehicular access from FM 1764. Driveway permitting will be through TxDOT. Water service is available but will require an extension of the existing main. Sanitary sewer service will be on-site and permitted through Galveston County because public sewer is not available to the site. Drainage and stormwater management issues will be worked through Galveston County Drainage District No. 2.

**Analysis:** The requested rezoning to E-3 Outdoor Commercial is appropriate for the intended use to build, open and operate a plant nursery. Such use is not inconsistent with the existing zoning and use of Emken Linton Funeral Service, subject to appropriate screening. The requirements of the Gateway Overlay Districts will apply to the location regardless of other zoning designations. The anticipated use is consistent with the Land Use Plan and within the guideline of the "Activity Corridor".

Staff have no objection to the requested rezoning.