


**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 "O" Open Space to "P-I" Planned Industrial to construct and operate a 22,172 sf and 8,000 sf warehouse. Located at 14001 FM 3436.

Background: Applicant, T & L Designs seeks to re-zone the subject location to construct and operate a 22,172 SF warehouse addition to the existing building and to construct a new 8,000 SF warehouse. This matter began as a Development Plan Application for approval of a detailed site plan on March 30, 2021. Applicant was advised a re-zoning request was required in August 2021, and submitted its application for re-zoning on September 17, 2021.

Existing conditions: The 10.000 acre site is currently developed with an existing warehouse.

Existing zoning: The subject location is currently zoned District O Open Space as are all adjacent properties.

Applicant seeks rezoning to P-I Planned Industrial.

District O – Open Space is described in Section 160.049 as "intended to provide for land within the corporate limits of the city which are not subdivided and/or relatively undeveloped. The district is designed to promote orderly, timely, economical growth and to recognize current conditions. It is anticipated that all O districts will be rezoned to other zoning classifications as the city proceeds toward full development.

District P-I – Planned Industrial is described in Section 160.050 as "intended to provide for combining and mixing uses into integral land use units such as industrial parks, industrial, office and commercial centers, residential developments with multiple or mixed housing types; or any appropriate combination of uses which may be planned, developed or operated as integral land use units, whether by a single owner or a combination of owners."

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: Neither water nor sewer are immediately available at the site. Water could be extended by applicant at its expense. Fire protection will need to be considered in designing the extension. Sewer would be on-site, with permitting through Galveston County. Municipal sewer could eventually be extended as the residential areas near by develop, but the timeframe for such development is uncertain. See reference to other significant development nearby. Building elevation and construction of access roads will also need to be considered, but are not necessarily relevant, at this time, to the re-zoning request.

Other significant development nearby: In August 2021 the City Commission gave preliminary zoning approval to the re-zoning request of 418 Southlake LTD for 438.3 acre site near the subject location. The Commission approved the rezoning as a PUD District I for the purpose creating approximately 1200 residential lots and approximately 15 acres of commercial property along FM 3436. See attached maps. The preliminary rezoning approval must be confirmed within one year.

Analysis: The requirements of the Gateway Overlay Districts will apply to the location regardless of other zoning designations. The anticipated light industrial use is consistent with the Land Use Plan and within the guidelines of the "Activity Corridor". There are other light-industrial and commercial uses existing along FM 3436. The intended use is not inconsistent with those existing developments.

The intended use could be accommodated in either District F Light Industrial, or District P-I Planned Industrial. The Zoning Commission and Planning Board are familiar with the use of Planned Unit Development (District I) for the development of residential neighborhoods. The P-I district is a similar tool for the development of commercial and light industrial areas. It is considered applicable to the subject property because the site plan information provided indicates an intent to develop a second building on the site with access roads and the extension of on-site utilities. Fire protection is also a consideration. As with a residential PUD, it is recommended that a Master Plan and Development Agreement be prepared and approved together with the re-zoning request. The P-I zone can provide for additional screening and other requirements to satisfy the Gateway Overlay District and to mitigate the impact at the boundary with the residential zone of the Southlake Subdivision PUD.

Staff have no objection to the re-zoning request but recommend requiring a Master Plan and Development Agreement as a condition for the P-I rezoning.

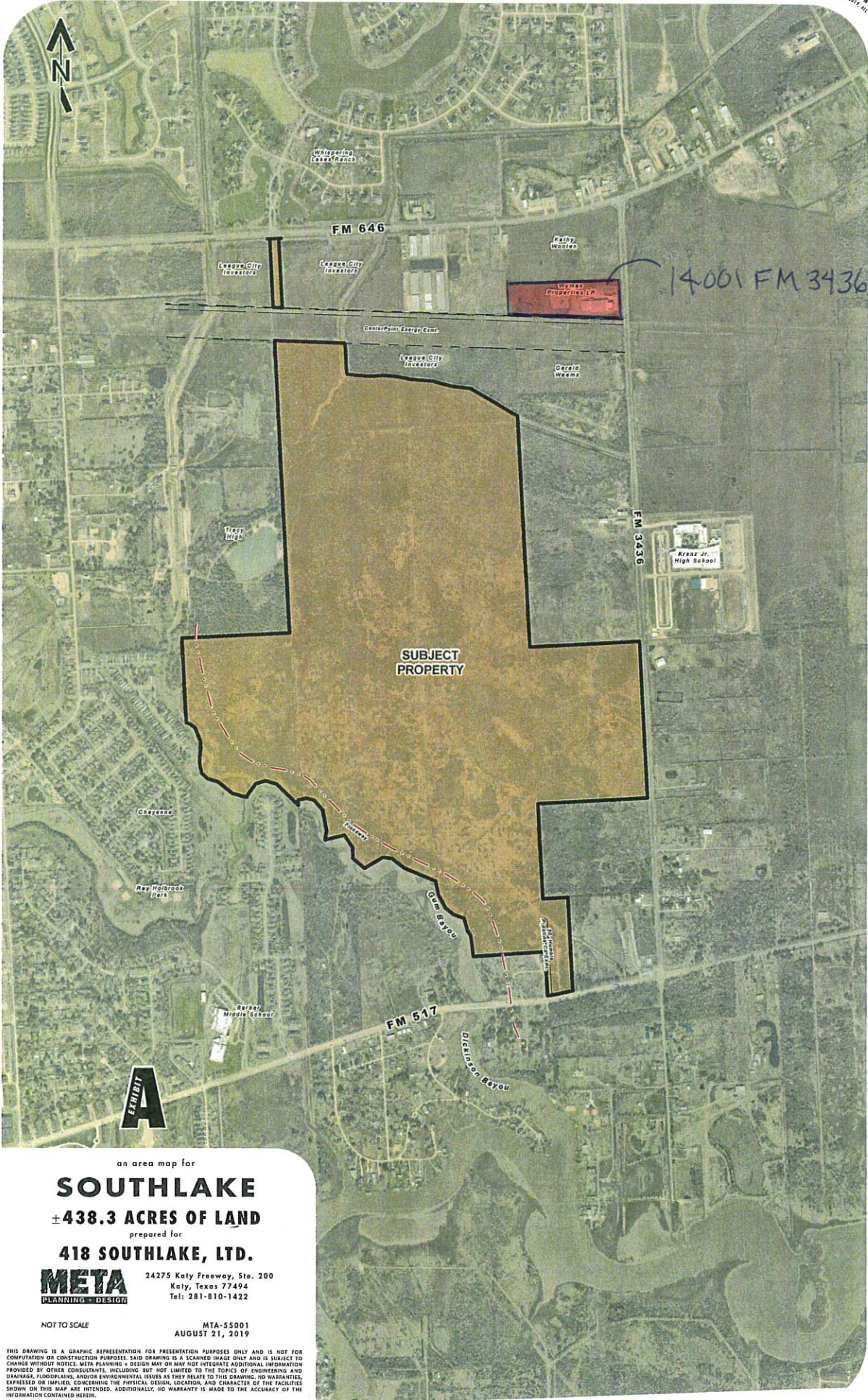


EXHIBIT A

an area map for
SOUTHLAKE
± 438.3 ACRES OF LAND
prepared for
418 SOUTHLAKE, LTD.

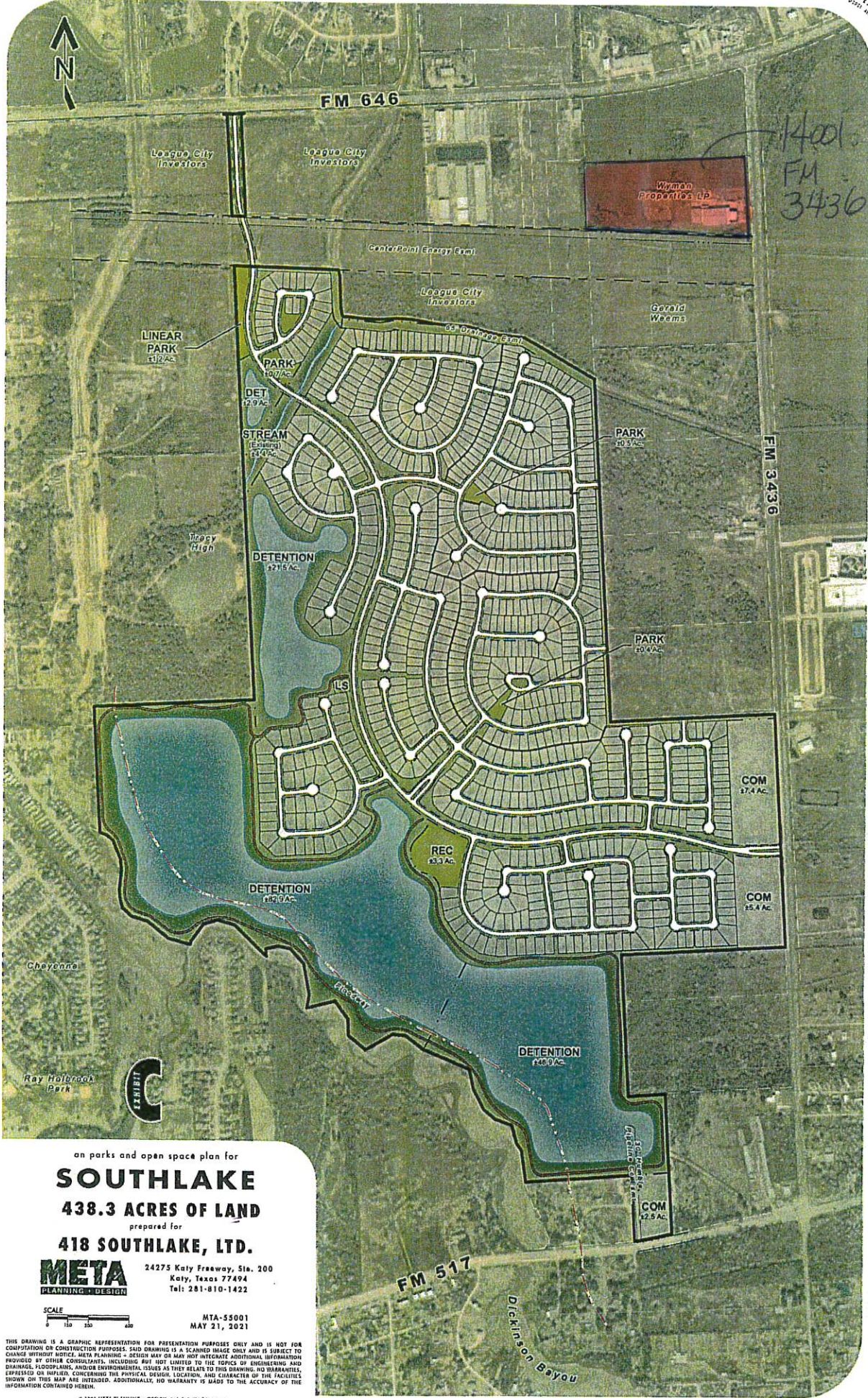


24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422

NOT TO SCALE

MTA-55001
AUGUST 21, 2019

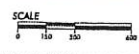
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on parks and open space plan for
SOUTHLAKE
438.3 ACRES OF LAND
prepared for
418 SOUTHLAKE, LTD.



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MTA-55001
MAY 21, 2021

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