

City of Texas City Engineering & Planning

To: Zoning Commission – meeting scheduled June 21, 2022

From: Kim Golden, P.E., City Engineer and Director of Transportation & Planning

CC: Doug Kneupper, P.E.

Date: June 13, 2022

Re: 615 Hwy 3 – request to rezone from Districts A-1(Single Family Residential) and F(Light Industrial) to District D – Neighborhood Service

Background: This site was the subject of a previous rezoning application in 2018 which was denied by the City Commission on February 20, 2019. A similar application for rezoning the property located at 2.485 acre site located +/- 750 feet southeast of the intersection of Memorial Drive and SH 3 was denied by City Commission in October 2021. Both previous applications were met with organized opposition from the existing nearby residential area.

Rafique Ali owns 1.08 acres of undeveloped property at 615 SH3, just north of Opal Ave. The applicant intends to develop the property into a fuel station and convenience store. To be able to utilize the property in this manner, a zone change is needed from the current District A-1 - Single-Family Residential and District F - Light Industrial to either District E - General Business or District D – Neighborhood Service. The attached aerial exhibit shows the existing development in the vicinity of the subject tract. South of the tract is existing single-family residential. To the north and west of the tract, the area is undeveloped.

The Land Use Plan shows this area as being **Established Neighborhoods**. This category is generally characterized as having satisfactory housing conditions, and that undeveloped tracts should also become residential. However, any non-residential development should be limited, carefully reviewed, and adjacent to major thoroughfares.

As indicated on the attached zoning map, the properties immediately adjacent to the subject tract are zoned Single-Family Residential. The closest area with more intense zoning and uses is farther to the north, approaching the Mainland Medical facility.

Analysis / Recommendation: Due to the previous opposition to rezoning to the broader District E – General Business, staff would recommend any re-zoning be limited to the more restrictive District D – Neighborhood Service. The purpose of District E General Business is to provide for an extensive variety of enclosed retail and commercial services to serve the overall needs of the community. Due to variety and potential intensity of these uses, they should be located along major transportation corridors and be appropriately buffered from residential areas. The purpose of District D Neighborhood service is more limited and intended to provide for office and retail services in proximity to neighborhood areas

in which all principal uses are conducted indoors. While the uses allowed in this district are intended to be located adjacent to residential areas, the character of the residential area should not be adversely impacted.

City water is readily available to the site; sewer will need to be extended from Opal Ave. Access from SH 3 is suitable for Neighborhood Service developments here. The property is within Drainage District No. 2, so ultimate development of this site requires coordination with that entity. In addition, there are requirements for landscaping, screening and other enhancements based on the Gateway Overlay district.

All improvements to the property including buildings, parking, drive areas, and landscaping will require review and approval from the City's Planning Board.

Based on the surrounding land uses, development and zoning, city staff has no objections to approval of rezoning to District D – Neighborhood Service provided the use and development comply with the requirements of the Gateway Overlay District and adequate buffering is provided for adjacent residential uses. However, it is also appropriate for the Zoning Commission and the City Commission to consider any objections presented from adjacent property owners and residents in the area. Denial of the request for re-zoning would be consistent with prior actions by the City Commission relating to this subject location and to sites in close proximity.