

FD to CD-5

ZC-25-11

1620 SH 123 McCoy



### Summary

|                   |                                                                            |                        |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Request:</b>   | Zoning change from Future Development to Character District-5              |                        |                                                                                                                                                    |
| <b>Applicant:</b> | SEC Planning, LLC<br>3600 W. Parmer Ln,<br>Suite 210, Austin, TX,<br>78727 | <b>Property Owner:</b> | CC McCoy LLC 1308<br>Overland Pass, Bee Cave,<br>TX, 78738/ Remme-<br>McCoy Property Solutions,<br>LLC, 11809 Yaupon Holly<br>Ln Austin, TX, 78738 |

### Notification

|                     |                                    |                              |                  |
|---------------------|------------------------------------|------------------------------|------------------|
| <b>Application:</b> | October 17, 2025                   | <b>Neighborhood Meeting:</b> | N/A              |
| <b>Published:</b>   | October 26, 2025                   | <b># of Participants</b>     | N/A              |
| <b>Posted:</b>      | October 24, 2025                   | <b>Personal:</b>             | October 24, 2025 |
| <b>Response:</b>    | None as of the date of this report |                              |                  |

### Property Description

|                              |                                                                                                    |                                          |                                        |
|------------------------------|----------------------------------------------------------------------------------------------------|------------------------------------------|----------------------------------------|
| <b>Legal Description:</b>    | Approximately 26.798 acres out of the Barnett O. Kane Survey, Abstract No. 281, Hays County, Texas |                                          |                                        |
| <b>Location:</b>             | Southwest of the intersection Wonderworld Drive and State Highway 123.                             |                                          |                                        |
| <b>Acreage:</b>              | 26.798 acres                                                                                       | <b>PDD/DA/Other:</b>                     | N/A                                    |
| <b>Existing Zoning:</b>      | Future Development (FD)                                                                            | <b>Proposed Zoning:</b>                  | Character District-5 (CD-5)            |
| <b>Existing Use:</b>         | Vacant                                                                                             | <b>Proposed Use:</b>                     | No specific uses proposed at this time |
| <b>Preferred Scenario:</b>   | Mixed Use Medium                                                                                   | <b>Proposed Designation:</b>             | Same                                   |
| <b>CONA Neighborhood:</b>    | Cottonwood Creek                                                                                   | <b>Sector:</b>                           | 5                                      |
| <b>Utility Capacity:</b>     | Available                                                                                          | <b>Floodplain:</b>                       | No                                     |
| <b>Historic Designation:</b> | N/A                                                                                                | <b>My Historic SMTX Resources Survey</b> | No                                     |

### Surrounding Area

|                           | <b>Zoning</b>                                | <b>Existing Land Use</b>       | <b>Preferred Scenario</b>               |
|---------------------------|----------------------------------------------|--------------------------------|-----------------------------------------|
| <b>North of Property:</b> | Commercial                                   | Vacant                         | Mixed Use Medium                        |
| <b>South of Property:</b> | CD-4/ CD-5/CD-1 (The Barracks Planning Area) | Vacant                         | Neighborhood High                       |
| <b>East of Property:</b>  | General Commercial/ ETJ/ CD-5                | 123 Overpass/ 7-11 Gas Station | Commercial/Employment/ Mixed Use Medium |
| <b>West of Property:</b>  | MF-24                                        | Multifamily                    | Neighborhood High                       |

### Staff Recommendation

|                                     |                              |                              |                           |                               |               |
|-------------------------------------|------------------------------|------------------------------|---------------------------|-------------------------------|---------------|
| <input checked="" type="checkbox"/> | <b>Approval as Submitted</b> | <input type="checkbox"/>     | <b>Alternate Approval</b> | <input type="checkbox"/>      | <b>Denial</b> |
|                                     |                              |                              |                           |                               |               |
| <b>Staff:</b> Julia Cleary, AICP    |                              | <b>Title:</b> Senior Planner |                           | <b>Date:</b> November 5, 2025 |               |

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### History

The property was annexed into the City limits in 2005 (Ord 2005-87). At that time, no zoning district was selected for the property and so it was automatically designated as “Future Development” until such time as a specific zoning district was requested by the property owner.

### Additional Analysis

In addition to being designated as a Mixed-Use Medium” place type on the preferred scenario map, the site also falls within the Medical District “Community Center” at the intersection of SH-123 and Wonder World Drive/ Redwood Road. Per the comprehensive plan, Community Centers are “mid-sized mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, entertainment, and residential housing. These areas are characterized by a mixture of medium intensity commercial and residential housing. Development is vertically and horizontally mixed.” (Vision SMTX, p.117)

### Comments from Other Departments

|                        |            |
|------------------------|------------|
| <b>Police</b>          | No Comment |
| <b>Fire</b>            | No Comment |
| <b>Public Services</b> | No Comment |
| <b>Engineering</b>     | No Comment |

| Evaluation |              |         | Criteria for Approval (Sec.2.5.1.4)                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------|--------------|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Consistent | Inconsistent | Neutral |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <u>X</u>   |              |         | <p>Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan and preferred scenario map</p> <p><b><i>The site is located in a Mixed-Use Medium Place type within the Comprehensive Plan which is intended to accommodate medium to higher intensity mixed-use, multifamily and hospitality development. Per Table 4.1, Character District-5 should be “considered” within this place type.</i></b></p> |

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| Evaluation |              |            | Criteria for Approval (Sec.2.5.1.4)                                                                                                                                                                                                                                                                                                               |
|------------|--------------|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Consistent | Inconsistent | Neutral    |                                                                                                                                                                                                                                                                                                                                                   |
|            |              | <u>N/A</u> | Whether the proposed zoning map amendment is consistent with any adopted small area plan or neighborhood character study for the area<br><b><i>There is no small area/ area plan for this area.</i></b>                                                                                                                                           |
| <u>X</u>   |              |            | Whether the proposed zoning map amendment implements the policies of any applicable plan adopted by City Council<br><b><i>The site is located within the Medical District Community Center on the Preferred Scenario map.</i></b>                                                                                                                 |
|            |              | <u>N/A</u> | Whether the proposed zoning map amendment is consistent with any applicable development agreement in effect<br><b><i>There is no development agreement in effect for this site.</i></b>                                                                                                                                                           |
| <u>X</u>   |              |            | Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses shall be appropriate in the immediate area of the land to be reclassified                                                                                                                                           |
| <u>X</u>   |              |            | Whether the proposed zoning will reinforce the existing or planned character of the area<br><b><i>The site is adjacent CD-5 zoning with existing multifamily immediately to the west of the site. The surrounding area includes multifamily, commercial, medical, and public – all of which are permitted under the proposed CD-5 zoning.</i></b> |
| <u>X</u>   |              |            | Whether the site is appropriate for the development allowed in the proposed district<br><b><i>The site fronts two prominent roadways (Wonderworld Drive and SH-123) and there are no known environmental constraints on the site.</i></b>                                                                                                         |
| <u>X</u>   |              |            | Whether there are substantial reasons why the property cannot be used according to the existing zoning<br><b><i>The site is currently zoned as FD “Future Development” which is intended to be a temporary zoning district only.</i></b>                                                                                                          |
|            |              | <u>X</u>   | Whether there is a need for the proposed use at the proposed location<br><b><i>No specific use has been proposed by the applicant; however CD-5 allows for a variety of uses including multifamily, commercial, and retail.</i></b>                                                                                                               |

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| Evaluation |              |            | Criteria for Approval (Sec.2.5.1.4)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|------------|--------------|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Consistent | Inconsistent | Neutral    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <u>X</u>   |              |            | <p>Whether the City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, public safety, and emergency services, while maintaining sufficient levels of service to existing development</p> <p><b><i>The site is approximately 1,000 ft east of Fire Station 4 on Wonder World Drive and is close to a number of medical facilities. There are existing water and wastewater lines adjacent to the site.</i></b></p> |
| <u>X</u>   |              |            | <p>Whether the proposed rezoning will have a significant adverse impact on property in the vicinity of the subject property</p> <p><b><i>There are no uses allowed by right in the proposed zoning districts which are considered to be "bad neighbor" uses that would have an impact on adjacent properties.</i></b></p>                                                                                                                                                                                                                                                   |
|            |              | <u>N/A</u> | <p>For requests to a Neighborhood Density District, whether the proposed amendment complies with the compatibility of uses and density in Section 4.1.2.5</p> <p><b><i>This is not a request for a Neighborhood Density District.</i></b></p>                                                                                                                                                                                                                                                                                                                               |
| <u>X</u>   |              |            | <p>The impact the proposed amendment has with regard to the natural environment, including the quality and quantity of water and other natural resources, flooding, and wildlife management</p> <p><b><i>The site is not located within the floodplain, floodway or San Marcos River Corridor and there are no other known environmental constraints on the site.</i></b></p>                                                                                                                                                                                               |
| <u>X</u>   |              |            | <p>Any other factors which shall substantially affect the public health, safety, morals, or general welfare</p> <p><b><i>Staff are not aware of any other factors which would substantially affect public health, safety, morals, or general welfare.</i></b></p>                                                                                                                                                                                                                                                                                                           |