

Zoning Request	1800 Block of Clovis Barker Road FD-LI
ZC-22-11	



Summary

Request:	Zoning change from “FD” Future Development to “LI” Light Industrial		
Applicant:	Pam Madere Jackson Walker LLP 100 Congress Av, Ste 111 Austin, TX 78701	Property Owner:	Reid McCoy McCoy Family Partnership One P.O. Box 1028 San Marcos, TX 78667

Notification

Application:	March 25, 2022	Neighborhood Meeting:	N/A
Published:	March 27, 2022	# of Participants	N/A
Posted:	March 25, 2022	Personal:	March 25, 2022
Response:	None as of the date of this report		

Property Description

Legal Description:	Approximately 64.78 acres out of the C Wickson Survey, Abstract No. 474 and Barnett O Kane Survey, Abstract No. 281		
Location:	Approximately 2,500 feet west of the intersection of Clovis Barker and Hwy 123		
Acreage:	64.78 acres	PDD/DA/Other:	N/A
Existing Zoning:	“FD” Future Development	Proposed Zoning:	“LI” Light Industrial
Existing Use:	Vacant	Proposed Use:	Light Industrial
Existing Occupancy:	N/A	Occupancy:	N/A
Preferred Scenario:	Employment Area	Proposed Designation:	Same
CONA Neighborhood:	Cottonwood Creek	Sector:	5
Utility Capacity:	Available	Floodplain:	Yes
Historic Designation:	N/A	My Historic SMTX Resources Survey	No

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	“PA” - Planning Area	Vacant	Open Space / Medium Intensity
South of Property:	“LI” Light Industrial	Warehouse/Storage SM Public Services	Employment Area
East of Property:	“FD” – Future Development / ETJ	Commercial / Industrial	Open Space / Employment Area
West of Property:	“LI”, Light Industrial	Manufacturing	Employment Area

Zoning Request	1800 Block of Clovis Barker Road
ZC-22-11	



Staff Recommendation

X	Approval as Submitted	Alternate Approval	Denial
1. Restrictive Covenant prohibiting Waste-Related Services to be filed and recorded with Hays County.			
Staff: Susan Walker		Title: Senior Planner	Date: April 6, 2022

Commission Recommendation

X	Approval as Submitted	Approval with Conditions / Alternate	Denial
<p>Speakers in favor</p> <ol style="list-style-type: none"> 1. Reid McCoy 2. Pam Madere 3. Rich Leisy <p>Recommendation from the Planning and Zoning Commission Meeting held April 12, 2022 A motion was made by Commissioner Spell, second by Commissioner Mendoza to recommend approval of the request. The vote passed with a 9-0 vote.</p>			

History

N/A

Additional Analysis

The developer is proposing a Light Industrial use. The property is located in an Employment Area on the Preferred Scenario Map. A portion of the property is in the 100-year floodplain and will need to comply with all applicable regulations.

Comments from Other Departments

Police	No Comment
Fire	No Comment
Public Services	No Comment
Engineering	No Comment

Zoning Request	1800 Block of Clovis Barker Road FD-LI
ZC-22-11	



Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan and preferred scenario map
		<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
		<u>N/A</u>	Whether the proposed zoning map amendment implements the policies of any applicable plan adopted by City Council
		<u>N/A</u>	Whether the proposed zoning map amendment is consistent with any applicable development agreement in effect
<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 Manufacturing, Warehouse and Industrial uses are consistent in the area.
<u>X</u>			Whether the proposed zoning will reinforce the existing or planned character of the area Employment Area - Preferred Scenario Type with adjacent Industrial uses.
<u>X</u>			Whether the site is appropriate for the development allowed in the proposed district
		<u>X</u>	Whether there are substantial reasons why the property cannot be used according to the existing zoning Property is zoned for Future Development.
		<u>X</u>	Whether there is a need for the proposed use at the proposed location
<u>X</u>			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
		<u>X</u>	Whether the proposed rezoning will have a significant adverse impact on property in the vicinity of the subject property

Zoning Request	1800 Block of Clovis Barker Road FD-LI
ZC-22-11	



Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	

		<u>N/A</u>	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
	<u>X</u>		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 2013 Comprehensive Plan predicts 342% increase of impervious cover under the Preferred Scenario of development. A portion of the property is in the 100-year flood plain.
		<u>X</u>	Any other factors which shall substantially affect the public health, safety, morals, or general welfare