

<b>Zoning Request</b>	<b>Gas Lamp at Centerpoint Rd. SC to LI</b>
<b>ZC-22-10</b>	



**Summary**

<b>Request:</b>	Zoning change from “SC” Smart Code to “LI” Light Industrial		
<b>Applicant:</b>	David Carroll 8800 N Gainey Center Dr., Ste. 345 Scottsdale, AZ 85258	<b>Property Owner:</b>	Walton Texas LP 8800 N Gainey Center Dr., Ste. 345 Scottsdale, AZ 85258

**Notification**

<b>Application:</b>	6/9/2022	<b>Neighborhood Meeting:</b>	N/A
<b>Published:</b>	6/12/2022	<b># of Participants</b>	N/A
<b>Posted:</b>	6/10/2022	<b>Personal:</b>	6/10/2022
<b>Response:</b>	None as of the date of this report		

**Property Description**

<b>Legal Description:</b>	John H. Yearby Survey, Abstract 508		
<b>Location:</b>	North side of and 800’ east of the Centerpoint Rd. & Centerpoint Ct. intersection		
<b>Acreage:</b>	202.2 acres	<b>PDD/DA/Other:</b>	N/A
<b>Existing Zoning:</b>	‘SC’ Smart Code	<b>Proposed Zoning:</b>	‘LI’ Light Industrial
<b>Existing Use:</b>	Vacant	<b>Proposed Use:</b>	Industrial
<b>Existing Occupancy:</b>	N/A	<b>Occupancy:</b>	N/A
<b>Preferred Scenario:</b>	Medium Intensity Area	<b>Proposed Designation:</b>	Same
<b>CONA Neighborhood:</b>	N/A	<b>Sector:</b>	5
<b>Utility Capacity:</b>	Extension Required at Developer’s Expense	<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>	PDD (McCarty Commons)	Single Family	Medium Intensity Area
<b>South of Property:</b>	ETJ	Vacant	Low Intensity Area
<b>East of Property:</b>	SC	Vacant	Medium Intensity Area
<b>West of Property:</b>	SC	Vacant	Medium Intensity Area

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**Staff Recommendation**

<b>X</b>	<b>Approval as Submitted</b>	Alternate Approval	Denial
<b>Staff:</b> Will Rugeley, AICP		<b>Title:</b> Planner	<b>Date:</b> 8/31/2022

**Commission Recommendation**

<b>X</b>	<b>Approval as Submitted</b>	Approval with Conditions / Alternate	Denial
<b>Speakers in favor or opposed:</b>			
<p>1. In Davis (neutral). Sought information about the proposed development.</p>			
<p><b>Recommendation from the Planning and Zoning Commission Meeting held June 28, 2022:</b> A motion was made by Commissioner Case, seconded by Commissioner Spell, to approve ZC-22-10. The motion carried 5-1.</p>			
<ul style="list-style-type: none"> <li>• For: (5) Commissioner Agnew, Commissioner Case, Commissioner Meeks, Commissioner Mendoza, and Commissioner Spell</li> <li>• Against: (1) Commissioner Sambrano</li> <li>• Absent: (3) Chairperson Garber, Commissioner Costilla, and Commissioner Kelsey</li> </ul>			
<b>Discussion Topics:</b>			
<p>The Commission discussed the number of properties appearing to be within the notification area and why the notification list seemed less. Upon review, staff authenticated the notification recipients finding that the ownership info of 42 lots have not yet been updated within both HCAD and the City’s GIS data. The Commission also implored staff to make City Council aware of their concern over the LI district permitting waste-related services and their desire for it to be prohibited.</p>			

**History**

The property was zoned SC Smart Code in 2013. Since that time, the property has remained undeveloped, and the applicant wishes to rezone to current zoning districts to entitle an industrial complex.

**Additional Analysis**

N/A.

**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

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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 <b>Studies were not complete at the time of the request.</b>
<u>X</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 <b>The area is mostly undeveloped but single-family residences exist to its north which were constructed pursuant to the McCarty Commons PDD.</b>
<u>X</u>			Whether the proposed zoning will reinforce the existing or planned character of the area
		<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 <b>Staff endorses a zoning change to the City's existing/codified zoning regulations</b>
		<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 <b>The property will be served with City water/wastewater and Bluebonnet will provide electric service.</b>
<u>X</u>			Whether the proposed rezoning will have a significant adverse impact on property in the vicinity of the subject property
		<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

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<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 encumbered by any significant environmental constraints.</i></b></p>
<u>X</u>			<p>Any other factors which shall substantially affect the public health, safety, morals, or general welfare.</p>