

Zoning Request	W. Centerpoint Rd & Ranch Rd 12 Hill Country Studios CC
ZC-23-02	



Summary

Request:	Zoning change from FD to CC		
Applicant:	Zach Price 3413 Hunter Rd. Ste. D, PMB 307 San Marcos, TX 78666	Property Owner:	Hill Country Real Estate - San Marcos, LLC 3413 Hunter Rd. Ste. D, PMB 307 San Marcos, TX 78666

Notification

Application:	5/3/2023	Neighborhood Meeting:	N/A
Published:	5/7/2023	# of Participants	N/A
Posted:	5/5/2023	Personal:	5/5/2023
Response:	None as of the date of this report		

Property Description

Legal Description:	L. Glassgow Survey No. 14, Abstract No. 188 & the John Williams Survey, Abstract No's. 471 & 490		
Location:	Southwest corner of the W. Centerpoint Rd & Ranch Rd 12 intersection		
Acreage:	90 acres	PDD/DA/Other:	Res. 2022-106R
Existing Zoning:	FD	Proposed Zoning:	CC
Existing Use:	Vacant	Proposed Use:	Film Studio
Existing Occupancy:	N/A	Occupancy:	N/A
Preferred Scenario:	Low Intensity & Open Space Zone	Proposed Designation:	Same
CONA Neighborhood:	La Cima	Sector:	N/A
Utility Capacity:	Available	Floodplain:	No
Historic Designation:	N/A	My Historic SMTX Resources Survey	No

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	ETJ	Vacant	Low Intensity
South of Property:	ETJ	Vacant	Open Space
East of Property:	ETJ	Vacant	Open Space
West of Property:	ETJ	Vacant	Low Intensity

Staff Recommendation

<input checked="" type="checkbox"/> Approval as Submitted	<input type="checkbox"/> Alternate Approval	<input type="checkbox"/> Denial
Staff: Will Rugeley, AICP		
Title: Planner		Date: July 26, 2023

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Commission Recommendation

<u>X</u>	Approval as Submitted		Approval with Conditions / Alternate		Denial
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Speakers in favor or opposed:

1. In Favor: N/A
2. In Opposition: N/A

Recommendation from the Planning and Zoning Commission Meeting held May 23, 2023: A motion was made by Commissioner Spell, seconded by Commissioner Burleson, to **approve** ZC-23-02. The motion carried 7-0.

- For: (7) Chairperson Garber, Commissioner Agnew, Commissioner Costilla, Commissioner Kelsey, Commissioner Burleson, Commissioner Meeks, and Commissioner Spell
- Against: (0)
- Absent: (2) Commissioner Case and Commissioner Rockey Moore

History

The La Cima Development Agreement received its initial approval in 2013. Since then, the Development Agreement has been amended 7 times with the last occurring in May 2022 to provide additional development standards for multifamily units.

Additional Analysis

This property is being annexed and zoned per the La Cima Development Agreement which authorizes Film and Television Production Facilities as a permitted use in the Community Commercial zoning district.

Comments from Other Departments

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

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 <i>The subject property is regulated by an approved development agreement. CC zoning will allow the proposed use and is in accordance with the La Cima DA.</i>
		<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 <i>Studies were not complete at the time of the request.</i>
		<u>X</u>	Whether the proposed zoning map amendment implements the policies of any applicable plan adopted by City Council
<u>X</u>			Whether the proposed zoning map amendment is consistent with any applicable development agreement in effect

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Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
<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
<u>X</u>			Whether the site is appropriate for the development allowed in the proposed district
		<u>N/A</u>	Whether there are substantial reasons why the property cannot be used according to the existing zoning
		<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 <i>The property will be served with City water and wastewater per the approved development agreement.</i>
<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
<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
<u>X</u>			Any other factors which shall substantially affect the public health, safety, morals, or general welfare