

<b>Zoning Request</b>	<b>Commercial Loop &amp; Gregsons Bend</b>
<b>ZC-20-03</b>	



**Summary**

<b>Request:</b>	Zoning change from GC / FD to PA		
<b>Applicant:</b>	Ed Theriot Doucet & Associates, Inc. 7401 B Hwy 71 W Austin, TX 78735	<b>Property Owner:</b>	Outlet West Investors, LTD 415 N Guadalupe St, Ste 400 San Marcos, TX 78666

**Notification**

<b>Application:</b>	December 31, 2019	<b>Neighborhood Meeting:</b>	N/A
<b>Published:</b>	February 9, 2020	<b># of Participants</b>	N/A
<b>Posted:</b>	February 7, 2020	<b>Personal:</b>	February 7, 2020
<b>Response:</b>	None as of the date of this report		

**Property Description**

<b>Legal Description:</b>	Edward Burleson Survey, Tract pt of 4		
<b>Location:</b>	Commercial Loop & Gregsons Bend		
<b>Acreage:</b>	62.48 acres	<b>PDD/DA/Other:</b>	N/A
<b>Existing Zoning:</b>	FD / GC	<b>Proposed Zoning:</b>	PA
<b>Existing Use:</b>	Vacant	<b>Proposed Use:</b>	Sports Complex
<b>Existing Occupancy:</b>	N/A	<b>Occupancy:</b>	N/A
<b>Preferred Scenario:</b>	Employment Center	<b>Proposed Designation:</b>	Employment Center
<b>CONA Neighborhood:</b>	N/A	<b>Sector:</b>	9
<b>Utility Capacity:</b>	Adequate	<b>Floodplain:</b>	Yes
<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>	ETJ	Vacant	Employment Center
<b>South of Property:</b>	ETJ	Vacant	Employment Center
<b>East of Property:</b>	GC	Hotels / Car Dealership	Employment Center
<b>West of Property:</b>	ETJ	Railroad / Vacant	Medium Intensity

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**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> Tory Carpenter, AICP, CNU-A	<b>Title :</b> Planner	<b>Date:</b> February, 20, 2020

**History**

In November 2019, the City Council approved economic incentives and a land purchase agreement for a portion of this property for the use of sportsplex facility.

**Additional Analysis**

The Planning Area District is intended for larger greenfield tracts in low to medium intensity areas or employment areas where residential uses are incorporated into a corporate campus or similar employment type use.

Planning Area District is indicated as “not preferred” on table 4.1, therefore, further scrutiny is required to determine consistency with the Comprehensive Plan.

**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	
<input checked="" type="checkbox"/>			Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan and preferred scenario map. <b><i>This zoning change is appropriate for this designated Employment Center.</i></b>
		<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><i>Studies were not complete at the time of this request.</i></b>
		<u>N/A</u>	Whether the proposed zoning map amendment is consistent with any applicable development agreement in effect. <b><i>This property is requesting annexation, therefore no Development Agreement is proposed.</i></b>

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<u>X</u>		<p>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.</p> <p><b><i>The proposed uses are consistent with existing surrounding commercial uses.</i></b></p>
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Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			<p>Whether the proposed zoning will reinforce the existing or planned character of the area.</p> <p><b><i>The proposed development is consistent with existing surrounding commercial uses.</i></b></p>
<u>X</u>			<p>Whether the site is appropriate for the development allowed in the proposed district.</p> <p><b><i>The site has few development constraints.</i></b></p>
		<u>N/A</u>	<p>Whether there are substantial reasons why the property cannot be used according to the existing zoning.</p> <p><b><i>The majority of the property is currently outside the City Limits.</i></b></p>
<u>X</u>			<p>Whether there is a need for the proposed use at the proposed location.</p>
<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 property is located adjacent to City Limits and adequate existing City services. Roads and utility infrastructure will be required to extend into and through the development at the developer's cost.</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>The proposed development is consistent with existing surrounding commercial uses.</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>

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		<i>This property is located within an area that has little environmental constraints according to the Land Use Suitability Map.</i>
<u>X</u>		Any other factors which shall substantially affect the public health, safety, morals, or general welfare. <i>None noted.</i>