

<b>Conditional Use Permit CUP-25-01</b>	<b>600 Centerpoint Road</b>
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### Summary

<b>Request:</b>	New Conditional Use Permit		
<b>Applicant:</b>	Caroline McDonald Brown and McDonald, PLLC 100 NE Loop 410 Ste 1385 San Antonio, TX 78216	<b>Property Owner:</b>	Amin Guindi Cohen Galleria San Marcos, LLC 1100 NW Loop 410 #262 San Antonio, TX 78213
<b>CUP Expiration:</b>	N/A	<b>Type of CUP:</b>	Use Allowance: Warehouse/ Office and Storage Building
<b>Interior Floor Area:</b>	40,000 sq. ft.	<b>Outdoor Floor Area:</b>	N/A
<b>Parking Required:</b>	63 Spaces	<b>Parking Provided:</b>	Yes

### Notification

<b>Posted:</b>	1/31/2025	<b>Personal:</b>	1/31/2025
<b>Response:</b>	None as of the date of this report		

### Property Description

<b>Legal Description:</b>	3.966 Acres out of Lowman Ranch Subdivision, Lot 1		
<b>Location:</b>	Located on the Southeastern corner of CenterPoint Road and Gregson's Bend		
<b>Acreage:</b>	3.966	<b>PDD/DA/Other:</b>	N/A
<b>Existing Zoning:</b>	General Commercial	<b>Proposed Zoning:</b>	Same
<b>Existing Use:</b>	Vacant	<b>Proposed Use:</b>	Warehouse/Office and Storage
<b>Preferred Scenario:</b>	Conservation Cluster	<b>Proposed Designation:</b>	Same
<b>CONA Neighborhood:</b>	N/A	<b>Sector:</b>	Sector 4
<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>	CD-5	Vacant	Conservation Cluster/ Commercial/ Employment Low
<b>South of Property:</b>	GC	Commercial/ Retail Services	Mixed Use Medium
<b>East of Property:</b>	CD-5	Fuel Sales	Commercial/ Employment Medium
<b>West of Property:</b>	FD/ CD-5	Vacant	Mixed Use Medium

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### Staff Recommendation

Approval as Submitted	<input checked="" type="checkbox"/>	Approval with Conditions		Denial
1. No overnight tractor-trailer parking may be permitted on site; 2. Only grade level warehouse doors shall be permitted. 3. The Conditional Use Permit will not expire.				
<b>Staff:</b> Craig Garrison		<b>Title :</b> Planner		<b>Date:</b> February 5 <sup>th</sup> , 2025

### History

This request for the same use as a previous request in October of 2024, that was not approved by the Planning and Zoning Commission. This request is from a different applicant and property owner that purchased just the 3.966 acre portion of Lowman Ranch Subdivision, Lot 1. This case has provided a thorough site plan, building elevations, and other supporting documents.

### Additional Analysis

Centerpoint Road is planned for a Hays County and City of San Marcos bond project to construct grade separation over the Union Pacific Railroad, as well as widen Centerpoint to a four lane, divided road. Construction on the project is estimated to be at least 5 years out or more.

The flex warehouse use space is proposed to be broken up into 38% office and 62% warehouse. The proposed parking meets the requirements of the land development code.

The property is abutted by drainage easements on the Northern, Western, and Southern sides of the property; this makes future neighboring development difficult.

### Comments from Other Departments

<b>Police</b>	No Calls Reported
<b>Fire</b>	No Comment
<b>Public Services</b>	No Comment
<b>Engineering</b>	No Comment
<b>Health/Code</b>	No Comment

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Evaluation			Criteria for Approval (Sec. 2.8.3.4 & 5.1.5.5)
Consistent	Inconsistent	Neutral	
<u>X</u>			The proposed use at the specified location is consistent with the policies embodied in the adopted comprehensive plan.
		<u>N/A</u>	The proposed use 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 the request.</i></b>
<u>X</u>			The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.
		<u>X</u>	The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods.
<u>X</u>			The proposed use does not generate pedestrian and vehicular traffic which shall be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
		<u>X</u>	The proposed use incorporates roadway adjustments, traffic control devices or mechanisms and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets.
		<u>X</u>	The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties.
<u>X</u>			The proposed use meets the standards for the applicable district, or to the extent variations from such standards have been requested that such variations are necessary to render the use compatible with adjoining development and the neighborhood.