

Zoning Request

ZC-22-06

1850 Old RR 12

Old RR 12 Storage



Summary

Request:	Zoning change from FD to LI		
Applicant:	Hugo Elizondo, Jr., P.E. Cuatro Consultants, Ltd. P. O. Box 2579 Kyle, TX 78640	Property Owner:	Thomas Holman Holman-Farra Holdings, LLC 5236 McCormick Mountain Austin, TX 78734

Notification

Application:	January 21, 2022	Neighborhood Meeting:	N/A
Published:	January 23, 2022	# of Participants	N/A
Posted:	January 21, 2022	Personal:	January 21, 2022
Response:	None as of the date of this report		

Property Description

Legal Description:	1.11-acre tract out of the T.H.W. Forsyth Survey, Abstract No. 173		
Location:	Approximately 1,900 feet west of the intersection of Craddock Avenue and Old RR 12		
Acreage:	1.11 acres	PDD/DA/Other:	PDA-21-04
Existing Zoning:	Future Development (FD)	Proposed Zoning:	Light Industrial (LI)
Existing Use:	Storage	Proposed Use:	Same
Existing Occupancy:	N/A	Occupancy:	N/A
Preferred Scenario:	Low Intensity	Proposed Designation:	Same
CONA Neighborhood:	N/A	Sector:	N/A
Utility Capacity:	Extension Required at Developer's Expense	Floodplain:	No
Historic Designation:	N/A	My Historic SMTX Resources Survey	No

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	ETJ	Single Family	Low Intensity
South of Property:	GC & SF-6	Warehouse & Single Family	Existing Neighborhood
East of Property:	MF-12	Multi-Family	Existing Neighborhood
West of Property:	ETJ	Retail	Low Intensity

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Staff Recommendation

<input checked="" type="checkbox"/>	Approval as Submitted	<input type="checkbox"/>	Alternate Approval	<input type="checkbox"/>	Denial
Staff: Susan Walker					
Title: Planner			Date: 2/22/2022		

Commission Recommendation

<input checked="" type="checkbox"/>	Approval as Submitted	<input type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial
Speakers in favor or opposed: <ol style="list-style-type: none">1. In Favor: Hugo Elizondo, Jr., Thomas Holman, David Sergi2. In Opposition: Jeff Flores, Lisa Marie Coppoletta Recommendation from the Planning and Zoning Commission Meeting held February 8, 2022: A motion was made by Commissioner Sambrano, second by Commissioner Kelsey to recommend approval of the request. The vote passed with a 9-0 vote For: (9) Chairperson Garber, Commissioner Moore, Commissioner Sambrano, Commissioner Spell, Commissioner Costilla, Commissioner Meeks, Commissioner Agnew, Commissioner Kelsey, Commissioner Rand Against: (0) Absent: (0) Discussion Topics: <ul style="list-style-type: none">• Concerns of the County identified failing shared septic system on the subject property led to the coordination between the County and the City of San Marcos for the approved Development Agreement and annexation. The applicant indicated the agreement for the shared septic will be terminated when City of San Marcos sewer is connected.• Any future owner would be subject to the Development Agreement.					

History

N/A

Additional Analysis

A Development Agreement (PDA-21-04) was approved by City Council on December 7, 2021 authorizing no uses other than Self Storage Facility with associated office space. This application is associated with annexation to be considered by City Council on March 1, 2022. There is an existing self-storage facility on this site currently which will be reconstructed. The proposed development will comply with the approved development agreement and reduce the overall impervious cover on the site.

Comments from Other Departments

Police	No Comment
Fire	No Comment
Public Services	No Comment
Engineering	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
<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 PDA-21-04 authorizes only self-storage facility and associated uses.
		<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>X</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 This is an existing self-storage facility use.
<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 Self-Storage facility use has been in existence.
		<u>X</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