

Zoning Request	Commercial Loop & Gregsons Bend
ZC-20-03	



Summary

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

Notification

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

Property Description

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

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Staff Recommendation

<input checked="" type="checkbox"/>	Approval as Submitted	<input type="checkbox"/>	Alternate Approval	<input type="checkbox"/>	Denial
Staff: Tory Carpenter, AICP, CNU-A Title : Planner Date: March 12, 2020					

Commission Recommendation

<input checked="" type="checkbox"/>	Approval as Submitted	<input type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial
<p>Speakers in favor:</p> <ul style="list-style-type: none"> Ed Theriot <p>Recommendation from the Planning and Zoning Commission Meeting held February 25, 2019: A motion was made by Commissioner Kelsey, seconded by Commissioner Rand, that ZC-20-03 be approved.</p> <p>For: 8 Against: 0 Absent: 1</p>					

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

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>			<p>Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan and preferred scenario map.</p> <p><i>This zoning change is appropriate for this designated Employment Center.</i></p>
		<u>N/A</u>	<p>Whether the proposed zoning map amendment is consistent with any adopted small area plan or neighborhood character study for the area.</p> <p><i>Studies were not complete at the time of this request.</i></p>
		<u>N/A</u>	<p>Whether the proposed zoning map amendment is consistent with any applicable development agreement in effect.</p> <p><i>This property is requesting annexation, therefore no Development Agreement is proposed.</i></p>
<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><i>The proposed uses are consistent with existing surrounding commercial uses.</i></p>
<u>X</u>			<p>Whether the proposed zoning will reinforce the existing or planned character of the area.</p> <p><i>The proposed development is consistent with existing surrounding commercial uses.</i></p>
<u>X</u>			<p>Whether the site is appropriate for the development allowed in the proposed district.</p> <p><i>The site has few development constraints.</i></p>
		<u>N/A</u>	<p>Whether there are substantial reasons why the property cannot be used according to the existing zoning.</p> <p><i>The majority of the property is currently outside the City Limits.</i></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><i>Roads and utility infrastructure will be required to extend into and through the development. Per the Economic Incentive Agreement, The City is cost participating in these improvements.</i></p>

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Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
<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><i>The proposed development is consistent with existing surrounding commercial uses.</i></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><i>This is not a request for a Neighborhood Density District.</i></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> <p><i>This property is located within an area that has little environmental constraints according to the Land Use Suitability Map.</i></p>
<u>X</u>			<p>Any other factors which shall substantially affect the public health, safety, morals, or general welfare.</p> <p><i>None noted.</i></p>