

FD to CD-5
ZC-25-11

1620 SH 123 McCoy



Summary

Request:	Zoning change from Future Development to Character District-5		
Applicant:	SEC Planning, LLC 3600 W. Parmer Ln, Suite 210, Austin, TX, 78727	Property Owner:	CC McCoy LLC 1308 Overland Pass, Bee Cave, TX, 78738/ Remme- McCoy Property Solutions, LLC, 11809 Yaupon Holly Ln Austin, TX, 78738

Notification

Application:	October 17, 2025	Neighborhood Meeting:	N/A
Published:	October 26, 2025	# of Participants	N/A
Posted:	October 24, 2025	Personal:	October 24, 2025
Response:	None as of the date of this report		

Property Description

Legal Description:	Approximately 26.76 acres out of the Barnett O. Kane Survey, Abstract No. 281, Hays County, Texas		
Location:	Southwest of the intersection Wonderworld Drive and State Highway 123.		
Acreage:	26.76 acres	PDD/DA/Other:	N/A
Existing Zoning:	Future Development (FD)	Proposed Zoning:	Character District-5 (CD-5)
Existing Use:	Vacant (existing cell tower on southern property line)	Proposed Use:	No specific uses proposed at this time
Preferred Scenario:	Mixed Use Medium	Proposed Designation:	Same
CONA Neighborhood:	Cottonwood Creek	Sector:	5
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:	Commercial	Vacant	Mixed Use Medium
South of Property:	CD-4/ CD-5/CD-1 (The Barracks Planning Area)	Vacant	Neighborhood High
East of Property:	General Commercial/ ETJ/ CD-5	123 Overpass/ 7-11 Gas Station	Commercial/Employment/ Mixed Use Medium
West of Property:	MF-24	Multifamily	Neighborhood High

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Staff Recommendation

☒	Approval as Submitted	☐	Alternate Approval	☐	Denial
Staff: Julia Cleary, AICP					
Title: Senior Planner			Date: November 5, 2025		

Commission Recommendation

☒	Approval as Submitted	☐	Approval with Conditions / Alternate	☐	Denial
Speakers in favor or opposed Elizabeth Espinoza (applicant – in favor) Recommendation from the Planning and Zoning Commission Meeting held November 12, 2025 A motion was made by Commissioner Spell, second by Commissioner Costilla, to recommend approval of the request. The vote passed with an 8-0 vote For: 8 (Agnew, Burleson, Case, Costilla, Dunn, Meeks, Spell, Van Oedekerke) Against: 0 Absent: 1 (Paselk) Discussion Topics: Gas station to the north - Commissioner Spell enquired whether the site to the north on Wonder World Dr was the gas station previously approved by P&Z with a restriction on truck stops. <i>Staff later confirmed that this was the case – the referenced Conditional Use Permit for the gas station was approved on June 24, 2025 (CUP-25-27).</i>					

History

The property was annexed into the City limits in 2005 (Ord 2005-87). At that time, no zoning district was selected for the property and so it was automatically designated as “Future Development” until such time as a specific zoning district was requested by the property owner.

Additional Analysis

In addition to being designated as a Mixed-Use Medium” place type on the preferred scenario map, the site also falls within the Medical District “Community Center” at the intersection of SH-123 and Wonder World Drive/ Redwood Road. Per the comprehensive plan, Community Centers are “mid-sized mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, entertainment, and residential housing. These areas are characterized by a mixture of medium intensity commercial and residential housing. Development is vertically and horizontally mixed.” (Vision SMTX, p.117)

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 <i>The site is located in a Mixed-Use Medium Place type within the Comprehensive Plan which is intended to accommodate medium to higher intensity mixed-use, multifamily and hospitality development. Per Table 4.1, Character District-5 should be “considered” within this place type.</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>There is no small area/ area plan for this area.</i>
<u>X</u>			Whether the proposed zoning map amendment implements the policies of any applicable plan adopted by City Council <i>The site is located within the Medical District Community Center on the Preferred Scenario map.</i>
		<u>N/A</u>	Whether the proposed zoning map amendment is consistent with any applicable development agreement in effect <i>There is no development agreement in effect for this site.</i>
<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 <i>The site is adjacent CD-5 zoning with existing multifamily immediately to the west of the site. The surrounding area includes multifamily, commercial, medical, and public – all of which are permitted under the proposed CD-5 zoning.</i>

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Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			Whether the site is appropriate for the development allowed in the proposed district <i>The site fronts two prominent roadways (Wonderworld Drive and SH-123) and there are no known environmental constraints on the site.</i>
<u>X</u>			Whether there are substantial reasons why the property cannot be used according to the existing zoning <i>The site is currently zoned as FD "Future Development" which is intended to be a temporary zoning district only.</i>
		<u>X</u>	Whether there is a need for the proposed use at the proposed location <i>No specific use has been proposed by the applicant; however CD-5 allows for a variety of uses including multifamily, commercial, and retail.</i>
<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 site is approximately 1,000 ft east of Fire Station 4 on Wonder World Drive and is close to a number of medical facilities. There are existing water and wastewater lines adjacent to the site.</i>
<u>X</u>			Whether the proposed rezoning will have a significant adverse impact on property in the vicinity of the subject property <i>There are no uses allowed by right in the proposed zoning districts which are considered to be "bad neighbor" uses that would have an impact on adjacent properties.</i>
		<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 <i>This is not a request for a Neighborhood Density District.</i>

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Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
<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 <i>The site is not located within the floodplain, floodway or San Marcos River Corridor and there are no other known environmental constraints on the site.</i>
<u>X</u>			Any other factors which shall substantially affect the public health, safety, morals, or general welfare <i>Staff are not aware of any other factors which would substantially affect public health, safety, morals, or general welfare.</i>