

<b>Zoning Request</b>	<b>2809 S IH 35</b>
<b>ZC-18-08</b>	



### Summary

<b>Request:</b>	The applicant is requesting a zoning change from "LI" Light Industrial to "HC" Heavy Commercial for 9.61 acres, more or less, known as Lot 1A, Block 1 International Electric Corporation Addition, located at 2809 S IH 35.		
<b>Applicant:</b>	Sam Molina 2727 N Central Ave Ste. 500 Phoenix, AZ 85381	<b>Property Owner:</b>	Jimmy Nassour 3839 Bee Cave Road, Ste. 200 Austin, TX 78746

### Notification

<b>Application:</b>	June 11, 2018	<b>Neighborhood Meeting:</b>	N/A
<b>Published:</b>	July 8, 2018	<b># of Participants</b>	N/A
<b>Posted:</b>	July 6, 2018	<b>Personal:</b>	July 6, 2018
<b>Response:</b>	None as of the date of this report		

### Property Description

<b>Legal Description:</b>	Lot 1A, Block 1, International Electric Corporation		
<b>Location:</b>	2809 S IH 35, between McCarty and Clovis Barker		
<b>Acreage:</b>	9.61 acres	<b>PDD/DA/Other:</b>	N/A
<b>Existing Zoning:</b>	Light Industrial	<b>Proposed Zoning:</b>	Heavy Commercial
<b>Existing Use:</b>	Vacant Building	<b>Proposed Use:</b>	Uhaul rental and self-storage
<b>Preferred Scenario:</b>	Employment Center	<b>Proposed Designation:</b>	Employment Center
<b>CONA Neighborhood:</b>	N/A	<b>Sector:</b>	5
<b>Utility Capacity:</b>	Adequate		

### Surrounding Area

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Preferred Scenario</b>
<b>North of Property:</b>	Light Industrial (LI)	Vacant	Employment Center
<b>South of Property:</b>	General Commercial (GC) / Light Industrial (LI)	Vacant	Employment Center
<b>East of Property:</b>	General Commercial (GC) / Heavy Industrial (HI)	Vacant / National Guard	Employment Center
<b>West of Property:</b>	General Commercial (GC)	Vacant / Embassy Suites	Employment Center

### Staff Recommendation

<input checked="" type="checkbox"/>	Approval as Submitted	<input type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial
<b>Staff:</b> Will Parrish		<b>Title :</b> Planner		<b>Date:</b> July 18, 2018	

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### History

The property includes a large building that was most recently used as a warehouse to store rental equipment. The building is currently vacant and Uhaul would like to reuse the building to rent vehicles and provide self-storage units.

### Additional Analysis

This property is located in an Employment Center and is located on IH 35.

### 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			Compatibility of Uses & Density Criteria (Sec.4.1.2.5)
Consistent	Inconsistent	Neutral	
		<u>X</u>	Helps prevent the impacts of high density uses on low density areas
		<u>X</u>	Limits changes in neighborhood density categories unless directed by a small area plan or neighborhood character study
		<u>X</u>	Encourages more opportunities for home ownership
		<u>X</u>	Ensures a diversity of housing to serve citizens with varying needs and interests

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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>N/A</u>	Whether the proposed zoning map amendment is consistent with any applicable development agreement in effect
<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 <b><i>Proposed uses are not allowed by right within the Light Industrial Zoning District.</i></b>
			Whether there is a need for the proposed use at the proposed location
<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 <b><i>The proposed zoning will not have an adverse impact of the surrounding property.</i></b>

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		<u><b>N/A</b></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 <b><i>Not requesting a Neighborhood Density District</i></b>
		<u><b>N/A</b></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 <b><i>The applicant is proposing to reuse the existing facilities</i></b>
		<u><b>N/A</b></u>	Any other factors which shall substantially affect the public health, safety, morals, or general welfare