

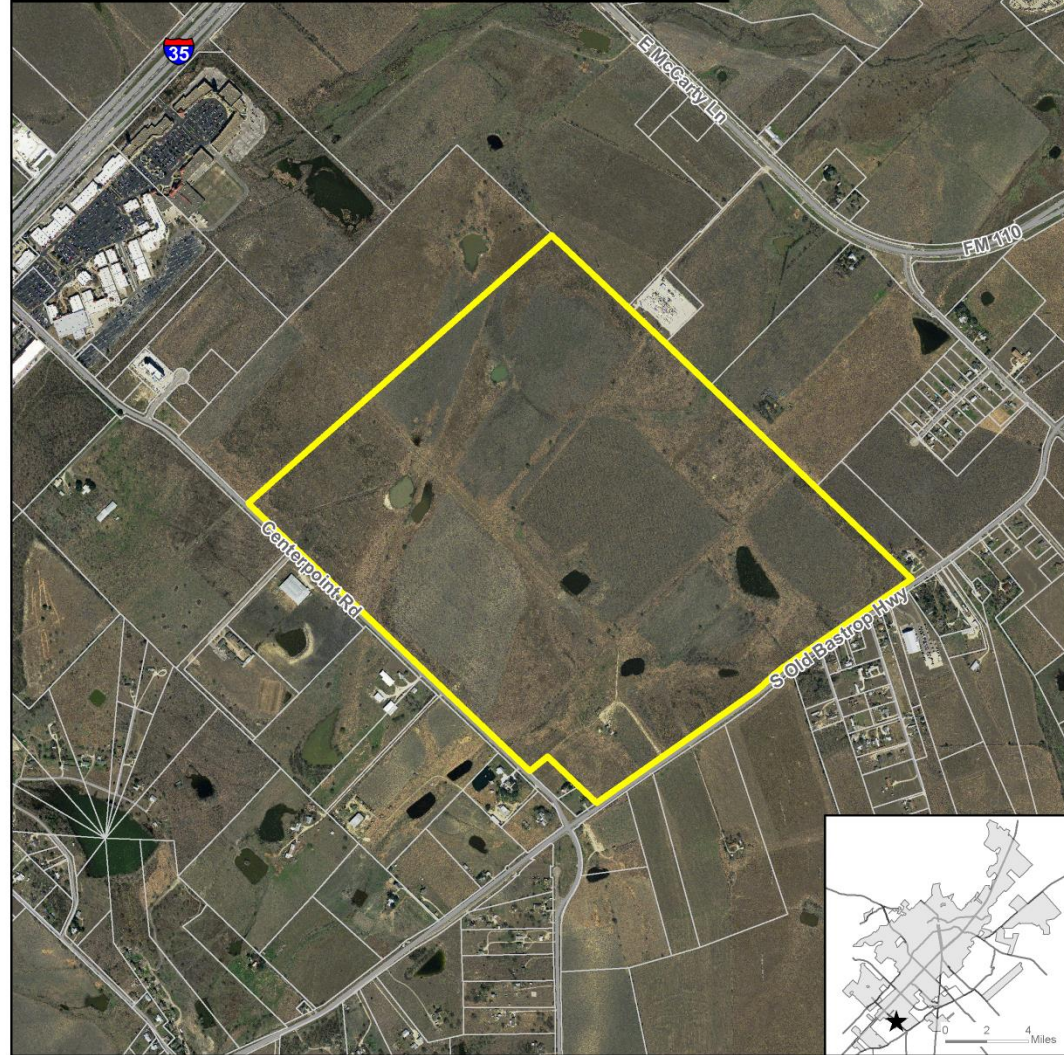
ZC-19-07 (Centerpoint Road and Old Bastrop Highway)

ZC-19-07 (Centerpoint Road) Hold a public hearing and consider a request by La Kings, LLC, for a zoning change from “SC” SmartCode to “LI” Light Industrial for approximately 398 acres, more or less, out of the J.H. Yearby Survey located at the intersection of Centerpoint Road and Old Bastrop Highway. (W. Parrish)

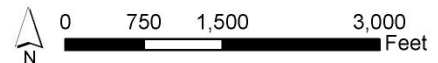
Location:

- Approximately 398 acres
- Surrounding uses are predominantly agricultural and rural residential.
- McCarty Commons PDD located to the north of property.
- Located in the “East Village Medium Intensity Zone” on the Comprehensive Plan Map

ZC-19-07
Aerial
SC to LI— Centerpoint Rd



- ★ Site Location
- Subject Property
- Parcel
- City Limit



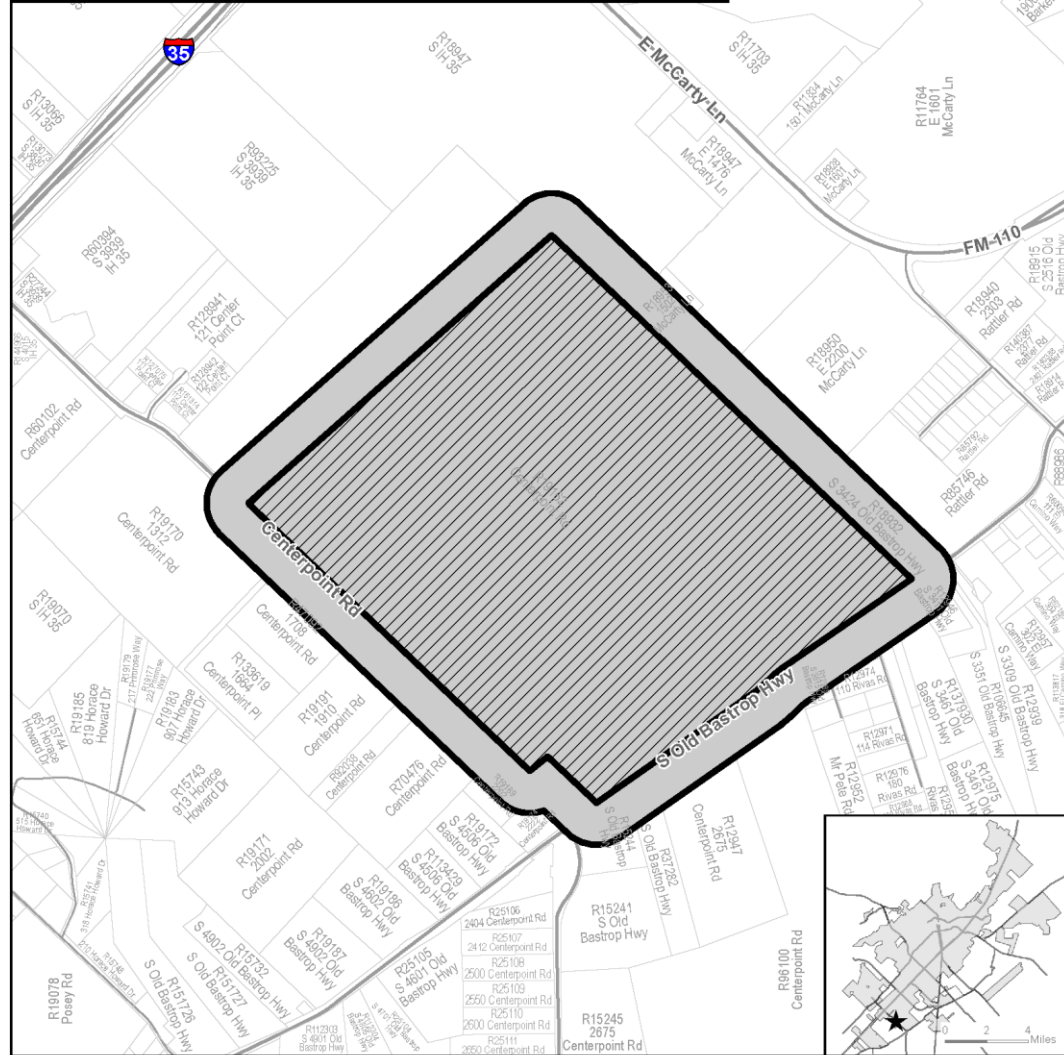
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Map Date: 4/5/2019

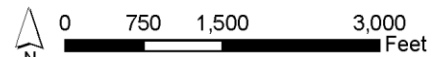
Context & History

- **Existing Zoning:** SmartCode (SC)
- **Proposed Zoning:** Light Industrial (LI)
- **Proposed Use:** Data Center

ZC-19-07
400' Notification Buffer
SC to LI— Centerpoint Rd



- ★ Site Location
- Subject Property
- 400' Buffer
- Parcel
- City Limit

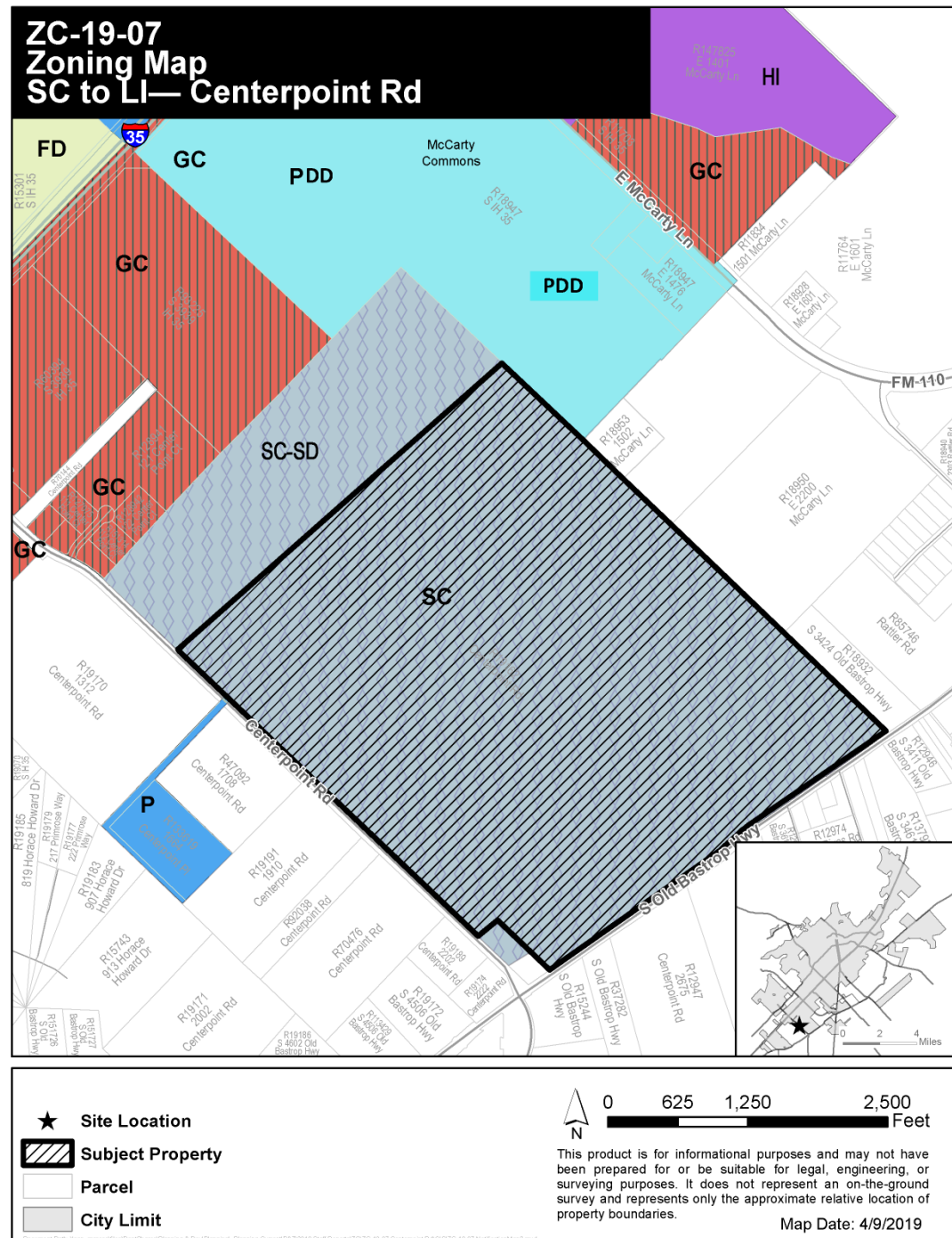


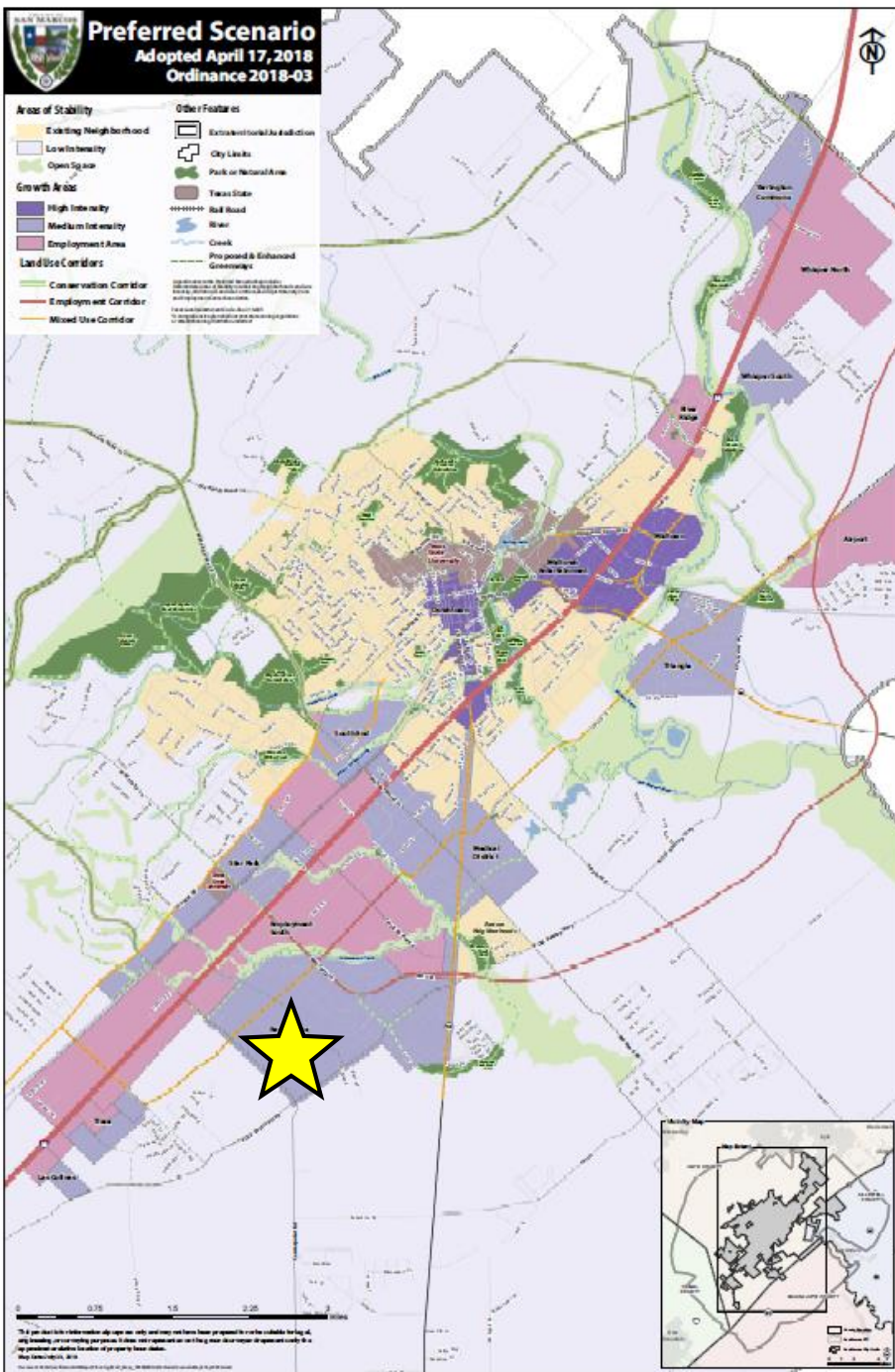
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Map Date: 4/5/2019

Surrounding zoning

- **SmartCode – Special District (SC-SD)**
 - Focus on research and light industrial uses
- **McCarty Commons Planned Development District**
 - Single family, multifamily, and commercial uses.
- **Public**
 - Private school
- **ETJ**
 - Rural, agricultural, residential





Comprehensive Plan Analysis

Step 1: Where is the property located on the Comprehensive Plan?

Located in the “East Village Medium Intensity Zone”

“An area of change intended to accommodate the City’s future growth and expansion where people can meet their daily needs within a short walk, bike, transit trip or drive.” (4.1.1.6)

Comprehensive Plan Analysis

Step 2: Is the request consistent with the Comprehensive Plan / District Translation Table?

Applicant is requesting “Light Industrial” (LI) within a Medium Intensity Zone. The Code directs us to Section 4.1.2.4 – 4.1.2.5

TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION

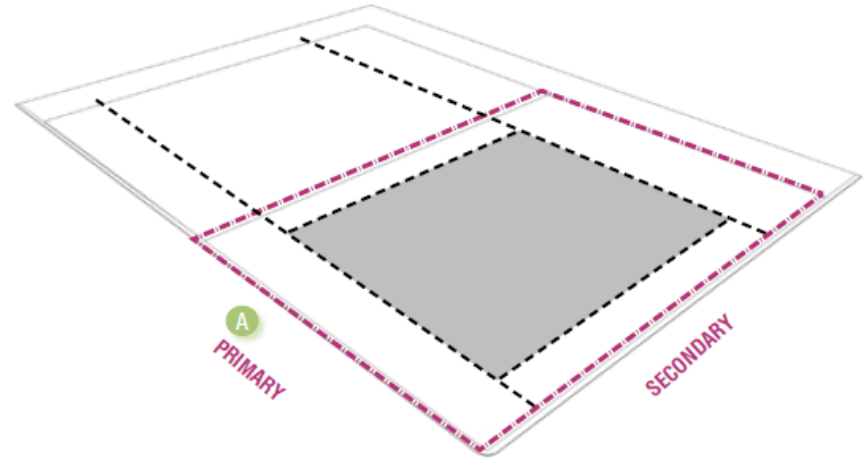
DISTRICT CLASSIFICATION	COMPREHENSIVE PLAN DESIGNATIONS					
	OPEN SPACE/ AGRICULTURAL	LOW INTENSITY	EXISTING NEIGHBORHOOD	MEDIUM OR HIGH INTENSITY ZONE	EMPLOYMENT CENTER	CORRIDOR
Conventional Residential	NP	NP	C	--	--	--
Neighborhood Density Districts	NP	NP	See Section 4.1.2.4 - 4.1.2.5	NP	NP	C
Character Districts	NP	C	--	C	NP	C
Special Districts	--	NP	NP	NP	C	C
Legend	-- = Not Allowed (PSA Required)		NP=Not Preferred		C = Consider	

LI Zoning Analysis:

- LI is intended to accommodate manufacturing and light industrial uses in order promote economic viability, encourage employment growth, and limit the encroachment of non-industrial development within established industrial areas. Development should be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or commercial uses.

LI

SECTION 4.4.5.3 LIGHT INDUSTRIAL



KEY

--- Property Line (ROW)
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--- Setbacks
● Building Footprint

DISTRICT INTENT STATEMENTS

LI is intended to accommodate manufacturing and light industrial uses in order promote economic viability, encourage employment growth, and limit the encroachment of non-industrial development within established industrial areas. Development should be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or commercial uses.

DENSITY

Impervious Cover 80% max.

TRANSPORTATION

Block Perimeter	5,000 ft. max.	Section 3.6.2.1
Streetscape Type	Conventional	Section 3.8.1.7

BUILDING TYPES ALLOWED

General Commercial	Section 4.4.6.13
Civic Building	Section 4.4.6.15

BUILDING STANDARDS

Principle Building Height	4 stories max.	62 ft. max.
Accessory Structure Height	N/A	24 ft. max.

Next Steps if Approved

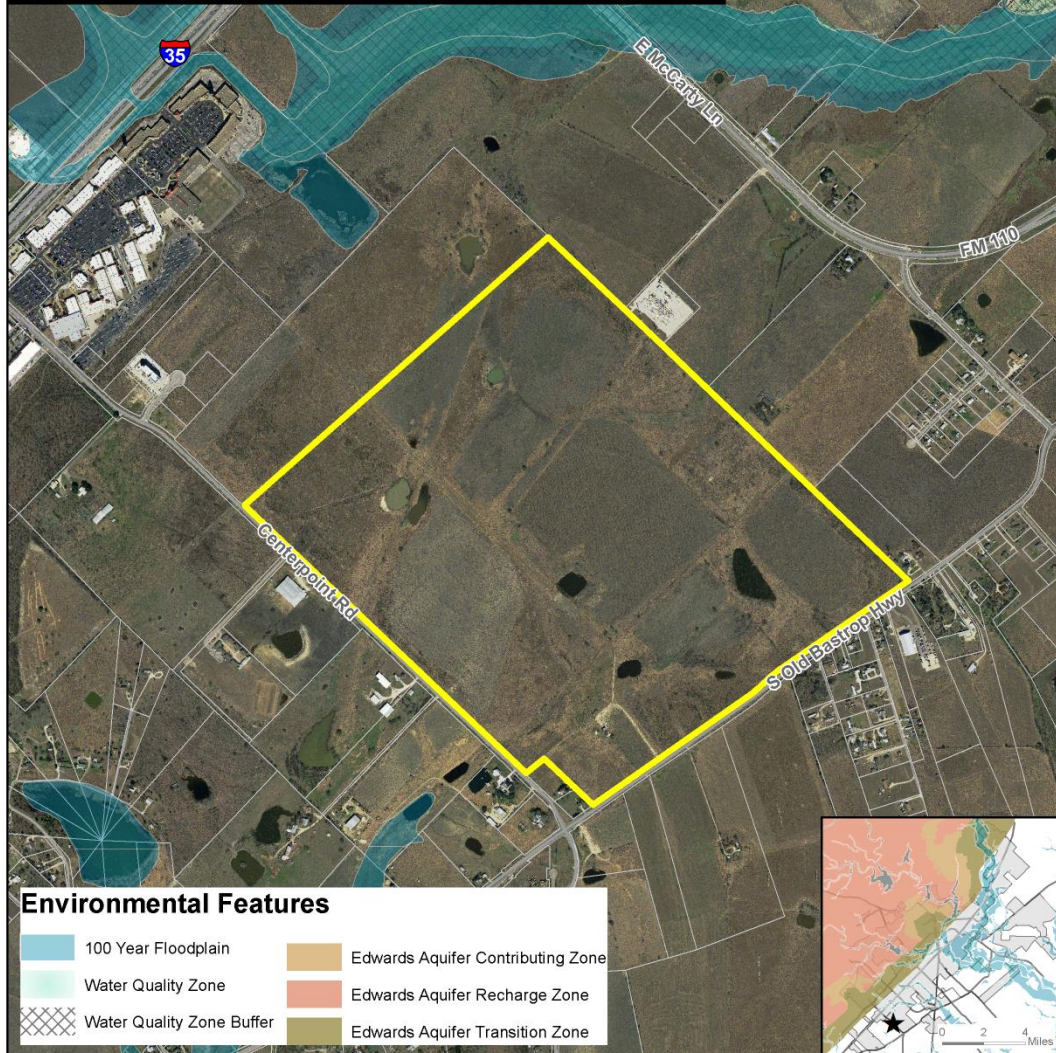
Proposed Schedule

- **June – Applicant negotiation with City Council for a 380 Agreement.**
- **June 18 – 380 Agreement and Zoning to be considered by City Council (First Reading).**

Staff Recommendation:

Staff provides this request to the Commission for your consideration and recommends **approval** of the request as submitted for a zoning change from SmartCode (SC) to Light Industrial (LI).

ZC-19-07 Environmental Features SC to LI— Centerpoint Rd



- ★ Site Location
- Subject Property
- Parcel
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Map Date: 5/16/2019