

Zoning Request

ZC-19-07

Centerpoint Road and Old Bastrop Highway



Summary

Request:	Zoning change from "SC" SmartCode to "LI" Light Industrial		
Applicant:	La Kings LLC 251 Little Falls Drive Wilmington, DE 19808	Property Owner:	Walton Texas, LP 14614 N Klierand Boulevard, Suite 120 Scottsdale, AZ 85254

Notification

Application:	April 8, 2019	Neighborhood Meeting:	N/A
Published:	April 7, 2019	# of Participants	N/A
Posted:	April 5, 2019	Personal:	April 5, 2019
Response:	Staff has received one letter of opposition, it is included in the packet.		

Property Description

Legal Description:	398 acres +/- out of the J.H. Yearby Survey		
Location:	Near the intersection of Centerpoint Road and Old Bastrop Highway		
Acreage:	398 acres +/-	PDD/DA/Other:	N/A
Existing Zoning:	SmartCode (SC)	Proposed Zoning:	Light Industrial (LI)
Existing Use:	Vacant	Proposed Use:	Data Center
Preferred Scenario:	East Village Medium Intensity	Proposed Designation:	Same
CONA Neighborhood:	None	Sector:	5
Utility Capacity:	Water and Wastewater perimeter improvements required.		

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	GC / PDD	Vacant / McCarty Commons	East Village Medium Intensity
South of Property:	ETJ	Residential / Agricultural	Low Intensity
East of Property:	P / ETJ	Private School / Residential / Agricultural	Low intensity
West of Property:	PDD / ETJ	Vacant / Electrical Substation / Residential / Agricultural	East Village Medium Intensity

Staff Recommendation

<input checked="" type="checkbox"/> Approval as Submitted	<input type="checkbox"/> Approval Alternate	<input type="checkbox"/> Denial
Staff: Will Parrish, CNU-A		
Title : Planner		Date: May 9, 2019

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History

The subject property was zoned SmartCode (SC) in 2013. The property has not been developed and is currently agricultural in nature. The proposal is to rezone the property to Light Industrial, which is similar to the 85 acres adjacent to this property that was rezoned in 2017 to SmartCode-Special District (SC-SD) to allow research and light industrial uses.

Additional Analysis

Other adjacent property include the McCarty Commons PDD, which is currently in the process of being platted to the north of this property, and includes Single Family and Multifamily uses.

The Current Transportation Master Plan identifies a required thoroughfare along the boundary of the property which will create a buffer between the proposed residential and industrial uses. Development of this property will also require the extension of Wassar Boulevard, which will connect Centerpoint Road with McCarty Road. Additionally, water and wastewater services will have to be extended to serve the property.

See Comprehensive Plan Analysis Checklist and Criteria Checklists.

Comments from Other Departments

Police	No Comment
Fire	No Comment
Public Services	No Comment
Engineering	No Comment
Code Enforcement	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 <i>This property is located within a Medium Intensity zone as identified on the Preferred Scenario Map.</i>
		<u>N/A</u>	Limits changes in neighborhood density categories unless directed by a small area plan or neighborhood character study <i>Studies were not complete at time of request.</i>
	<u>X</u>		Encourages more opportunities for home ownership <i>This zoning district does not allow residential uses.</i>
	<u>X</u>		Ensures a diversity of housing to serve citizens with varying needs and interests <i>This zoning district does not allow residential uses.</i>

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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>The Comprehensive Plan has several policies encouraging the development of land for the purposes of supporting employment. The uses allowed within the Light Industrial zoning district generally support employment opportunities. This zoning is generally preferred in Employment Areas identified on the Preferred Scenario Map, but can be requested in Medium Intensity Zones without requiring a Preferred Scenario Amendment.</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 time of 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>There is no development agreement affecting this site.</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 immediate area outside of the boundary of this property is residential and agricultural on three sides, with light industrial and research uses allowed on the fourth side. The property is currently bounded on two sides by Centerpoint Road and Old Bastrop Highway. Development of this property will require the construction of two additional roads, which will create a buffer from all adjacent property.</i></p>
	<u>X</u>		<p>Whether the proposed zoning will reinforce the existing or planned character of the area</p> <p><i>The existing character of the area is rural / agricultural. The planned character of East Village is Medium Intensity, with a focus on commercial, retail, and service oriented activity, in addition to a variety of residential options such as homes, duplexes, townhomes, and small multifamily projects.</i></p>
<u>X</u>			<p>Whether the site is appropriate for the development allowed in the proposed district</p> <p><i>The property is approximately 414 acres, and will be bounded on four sides with roads to provide a buffer between the uses on site and neighboring property.</i></p>

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Consistent	Inconsistent	Neutral	Criteria for Approval (Sec.2.5.1.4)
	<u>X</u>		Whether there are substantial reasons why the property cannot be used according to the existing zoning <i>The property can currently be used in accordance with the existing zoning which would allow residential and commercial development.</i>
		<u>X</u>	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 <i>Development of this property will require the construction of roads, as well as water and wastewater facilities to serve the development. This services have been identified and planned for through the adoption of the City's Comprehensive Plan and Department Master Plans.</i>
<u>X</u>			Whether the proposed rezoning will have a significant adverse impact on property in the vicinity of the subject property <i>The property is surrounded by agricultural and residential property, as well as a proposed single family subdivision currently in the platting process. However the Transportation Master Plan identifies roads that will be required to be constructed in order to develop this property, which will separate and buffer this property from adjacent uses.</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
<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 property is located within a low to moderately constrained area according to the Land Use Suitability Map, and will be required to comply with the environmental regulations within the San Marcos Development Code.</i>
		<u>X</u>	Any other factors which shall substantially affect the public health, safety, morals, or general welfare <i>None noted.</i>