

Zoning Request

ZC-20-06

400 Block of Centerpoint Road



Summary

Request:	Zoning change from "FD" Future Development to "HC" Heavy Commercial		
Applicant:	Benjamin Green Kimley-Horn 2600 Via Fortuna Ste 300 Austin, TX 78746	Property Owner:	Outlet West Investors Limited 1300 Post Oak Blvd, Ste 1650, Houston, TX 77056

Notification

Application:	March 24, 2020	Neighborhood Meeting:	N/A
Published:	April 12, 2020	# of Participants	N/A
Posted:	April 10, 2020	Personal:	April 10, 2020
Response:	None as of Staff Report date		

Property Description

Legal Description:	+/- 7.959 acre tract out of the Edward Burleson Survey No. 18, Abstract No. 63, Hays County		
Location:	400 Block of Centerpoint Road		
Acreage:	7.959	PDD/DA/Other:	Pending Annexation
Existing Zoning:	"FD" Future Development	Proposed Zoning:	"HC" Heavy Commercial
Existing Use:	Vacant / Rural	Proposed Use:	Self-Storage
Preferred Scenario:	Employment Area	Proposed Designation:	Employment Area
CONA Neighborhood:	N/A	Sector:	N/A
Utility Capacity:	Developer is responsible for extending utilities.	Floodplain:	Yes – at rear of property
Historic District	N/A		

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	ETJ and General Commercial "GC"	Union Pacific Railroad and Rural / Vacant	Medium Intensity
South of Property:	ETJ	Rural / Vacant	Employment Area
East of Property:	Future Development "FD"	Rural / Vacant	Employment Area
West of Property:	ETJ / Planning Area "PA" (Sportsplex)	Rural / Vacant	Employment Area

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Staff Recommendation

<input checked="" type="checkbox"/>	Approval as Submitted	<input type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial
Staff: Andrea Villalobos, AICP, CNU-A Title: Senior Planner Date: April 24, 2020					

History

The subject property is currently located outside the City Limits in the Extraterritorial Jurisdiction (ETJ). The property is currently vacant and is adjacent to rural/agricultural property as well as the Union Pacific Railroad. In addition, the City recently approved annexation and zoning to the south of the subject property for a sportsplex facility.

The purpose of this zoning change to “Heavy Commercial” zoning is to allow the development of a self-storage facility.

The City of San Marcos will provide water and wastewater services at the site. The developer will be responsible for extending water and wastewater facilities through the site. Pedernales Electric Service will provide electric service.

Additional Analysis

Upon annexation, the property will be zoned “FD”, the default classification for newly annexed land. The annexation request will be considered prior to the zoning change by City Council.

Additional details regarding this analysis are outlined in the staff report and the Comprehensive Plan Analysis checklist.

Comments from Other Departments

Police	No issues with the proposed development.
Fire	No issues with the proposed development.
Public Services	No Comment
Engineering	No Comment

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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>The subject property is located within an "Employment Area" designation on the Preferred Scenario Map as part of the Comprehensive Plan (see Preferred Scenario Map). "Special Districts", which include the Heavy Commercial zoning district, are "C" Considered within this designation on the Preferred Scenario Map. Much of the immediately surrounding property is also located within an Employment Area.</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 the time of the request.</i>
	<u>X</u>		Encourages more opportunities for home ownership <i>The proposed Heavy Commercial zoning district would not allow for residential uses.</i>
	<u>X</u>		Ensures a diversity of housing to serve citizens with varying needs and interests <i>The proposed Heavy Commercial zoning district would not allow for residential uses.</i>

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>Vision San Marcos Comprehensive Plan states that "the preferred scenario shows the locations of potential employment areas which are appropriate for industrial, large office park and intensive commercial uses. Typically, these uses are located on large sites with excellent road and rail access and access to water and sewer infrastructure." The Comprehensive Plan states that "Special Districts", such as Heavy Commercial zoning are designated as "C" Considered on the Comprehensive Plan / District Translation Table within an "Employment Area" designation. The proposed zoning map amendment aligns with the description of an Employment Area.</i>

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Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
		<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>Studies were not complete at time of request.</i>
		<u>N/A</u>	Whether the proposed zoning map amendment is consistent with any applicable development agreement in effect <i>A development agreement is not required because the property is requesting annexation into the city limits.</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 <i>Heavy Commercial zoning primarily allows for primarily commercial and industrial uses with some allowances for agricultural and public/institutional uses (see attached land use matrix comparison table). Heavy Commercial zoning is intended to “accommodate auto-oriented and other heavy commercial uses. Development should be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or commercial uses.” The immediately surrounding area is located in an Employment Area and surrounding zoning is primarily General Commercial or has a placeholder zoning designation of Future Development. In addition, the property to the south recently received approval by City Council for Planning Area zoning to allow a proposed sportsplex facility.</i>
<u>X</u>			Whether the proposed zoning will reinforce the existing or planned character of the area <i>Approval of this zoning change would allow the property to develop in a manner that is “C” Considered according to the District Translation Table which states that “Special Districts”, such as the Heavy Commercial zoning district, is Considered within an “Employment Area” designation on the Preferred Scenario Map.</i>
<u>X</u>			Whether the site is appropriate for the development allowed in the proposed district <i>The property is vacant and shown to be in a moderately constrained area on the Land Use Suitability Map. The site is located adjacent to City Limits with adequate existing services. The property will have access to Centerpoint Road and Transportation Way.</i>

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Consistent	Evaluation		Criteria for Approval (Sec.2.5.1.4)
	Inconsistent	Neutral	
		<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 property is currently not zoned as it is located outside City Limits.</i></p>
<u>X</u>			<p>Whether there is a need for the proposed use at the proposed location</p> <p><i>The proposed rezoning would allow primarily commercial and industrial uses. The subject property's location in an Employment Area and along a major transportation roadway would allow for such uses to be developed in accordance with city standards.</i></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>The site is located adjacent to City Limits with access to existing utilities and Centerpoint Road and Transportation Way.</i></p>
<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 immediately surrounding area is located in an Employment Area and surrounding zoning is primarily General Commercial, Planning Area for the proposed sportsplex, or has a placeholder zoning designation of Future Development. The proposed development is consistent with existing or proposed surrounding 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 request is not 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>The property is located within a moderately constrained area according to the Land Use Suitability Map. The property does have a small portion of floodplain at the rear of the property which will be evaluated during the Watershed Protection Plan process as well as adjoining plat, site, and building permit applications.</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>