



Legislation Details (With Text)

File #: ZC-17-03 **Version:** 1 **Name:**

Type: Action Item **Status:** Individual Consideration

File created: 4/11/2017 **In control:** Planning and Zoning Commission

On agenda: 4/25/2017 **Final action:**

Title: ZC-17-03 (1346 Thorpe Lane) Hold a public hearing and consider a request by Scott Phillips, on behalf of 1346 Thorpe Lane, LTD, for a Zoning Change from Office Professional (OP) to Community Commercial (CC) for approximately 0.951 acres of land, more or less, out of the J.M. Veramendi Survey, Abstract 17, Hays County, located at 1346 Thorpe Lane. (A.Villalobos)

Sponsors:

Indexes:

Code sections:

Attachments: 1. ZC-17-03 Location Map, 2. ZC-17-03 Aerial, 3. ZC-17-03 Staff Report, 4. ZC-17-03 Comp Plan Analysis Checklist, 5. ZC-17-03 Translation Table, 6. ZC-17-03 Survey, 7. ZC-17-03 Metes and Bounds, 8. ZC-17-03 Site Photos, 9. ZC-17-03 Application, 10. ZC-17-03 P&Z Presentation

Date	Ver.	Action By	Action	Result
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AGENDA CAPTION:

ZC-17-03 (1346 Thorpe Lane) Hold a public hearing and consider a request by Scott Phillips, on behalf of 1346 Thorpe Lane, LTD, for a Zoning Change from Office Professional (OP) to Community Commercial (CC) for approximately 0.951 acres of land, more or less, out of the J.M. Veramendi Survey, Abstract 17, Hays County, located at 1346 Thorpe Lane. (A.Villalobos)

Meeting date: April 25, 2017

Department: Planning and Development Services Department

Funds Required: n/a

Account Number: n/a

Funds Available: n/a

Account Name: n/a

CITY COUNCIL GOAL: n/a

COMPREHENSIVE PLAN ELEMENT(s): Land Use, Goal 1, Goal 2

BACKGROUND:

The subject property is approximately 0.951 acres in size and is located at 1346 Thorpe Lane. The site is currently zoned Office Professional (OP) and includes an existing one-story building with associated parking. The building is approximately 4,920 square feet and is currently occupied by a dentist office and two additional vacant suites. The applicant intends to lease the remaining vacant suites with retail and restaurant uses.

The subject property is located in the Midtown High Intensity Zone as designated on the Preferred Scenario Map. Currently, the property owner can develop the property in accordance with Office Professional (OP) zoning which is restricted to predominantly professional and medical office uses, as other retail and restaurant uses are restricted in this district. The proposed Community Commercial zoning would allow a variety of commercial uses such as office, retail, personal business services, restaurant, and other similar uses.

The zoning change request has been reviewed using The Comprehensive Master Plan, Vision San Marcos: A River Runs Through Us as well as the guidance criteria in Section 1.5.1.5 of the Land Development Code.

Staff recommends **approval** of the zoning change request.