



Legislation Details (With Text)

**File #:** ZC-19-07      **Version:** 1      **Name:**

**Type:** Action Item      **Status:** Passed

**File created:** 4/8/2019      **In control:** Planning and Zoning Commission

**On agenda:** 5/28/2019      **Final action:** 5/28/2019

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

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ZC-19-07 Notification Map, 2. ZC-19-07 Aerial Map, 3. ZC-19-07-Staff Report-AH Updates.5.24.pdf, 4. ZC-19-07 Comp Plan Checklist.pdf, 5. ZC-19-07 Environmental Map, 6. ZC-19-07 Presentation, 7. ZC-19-07 Application, 8. ZC-19-07 Letter of Opposition

Date	Ver.	Action By	Action	Result
5/28/2019	1	Planning and Zoning Commission	approved	Pass

**AGENDA CAPTION:**

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

**Meeting date:** May 28, 2019

**Department:** Planning and Development Services

**Amount & Source of Funding**

**Funds Required:** N/A

**Account Number:** N/A

**Funds Available:** N/A

**Account Name:** N/A

**Fiscal Note:**

**Prior Council Action:** N/A

**City Council Strategic Initiative:** [Please select from the dropdown menu below]

Workforce Development

N/A

N/A

**Comprehensive Plan Element (s):** [Please select the Plan element(s) and Goal # from dropdown menu below]

- Economic Development - Diverse Local Economic Environment
- Environment & Resource Protection - Choose an item.
- Land Use - Choose an item.
- Neighborhoods & Housing - Choose an item.
- Parks, Public Spaces & Facilities - Choose an item.
- Transportation - Choose an item.
- Not Applicable

**Master Plan:** [Please select the corresponding Master Plan from the dropdown menu below (if applicable)]

Choose an item.

**Background Information:**

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. 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

**Council Committee, Board/Commission Action:**

N/A

**Alternatives:**

Click or tap here to enter text.

**Recommendation:**

Staff has reviewed the application against the criteria in Sections 4.1.2.5 and 2.5.1.4 and recommends **approval** of the application as submitted.