

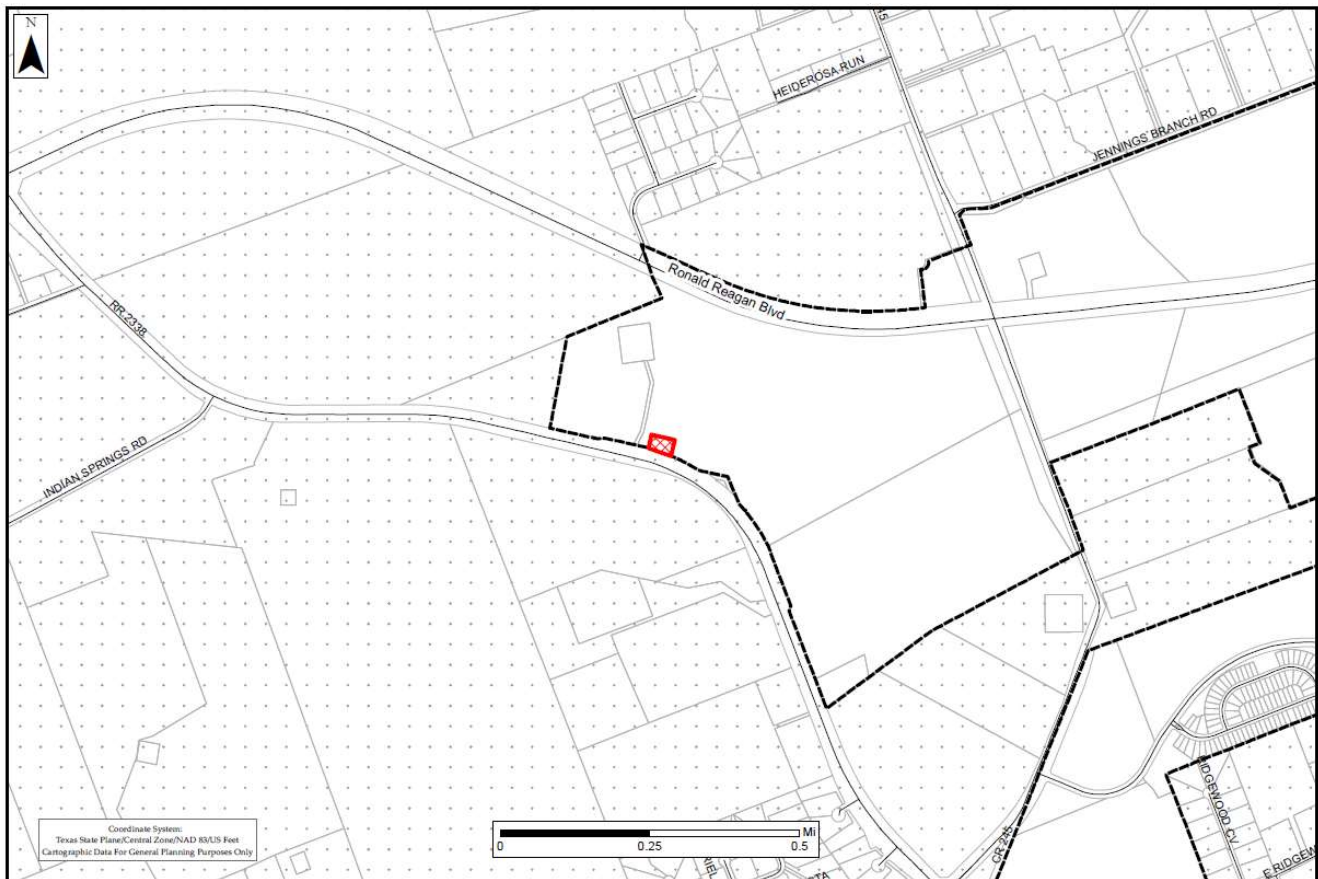


Planning and Zoning Commission Planning Department Staff Report

Report Date: March 15, 2019
Case No: 2019-1-ANX
Project Planner: Chelsea Irby, Senior Planner

Item Details

Project Name: 8400 RR 2338 (to be part of the Highland Village Development)
Project Location: 8400 RR 2338, within City Council district No. 3
Total Acreage: 0.63
Legal Description: 0.63 acres out of the L.P. Dyches Survey, Abstract No. 171
Applicant: Turley Associates, Inc. c/o Jennifer Ryken
Property Owner: Highland Village Georgetown, LP c/o Joe Birdwell
Request: Zoning Map Amendment to zone the subject property to General Commercial (C-3) upon annexation
Case History: This is the first public hearing of this request.



Location Map

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Overview of Applicant's Request

The applicant is requesting annexation and initial zoning designation of General Commercial (C-3) for 0.63 acres. The subject property will be a part of the Highland Village development. The small portion of land was not originally included in the Highland Village Annexation, Development Agreement, and Planned Unit Development (PUD) approved by City Council in 2018.

Site Information

Location:

The subject property is located along RR 2338 (known as Williams Dr within the city limits), east of the intersection of RR 2338 and Ronald Reagan Blvd. It will be a part of the Highland Village Development, which is approved through a Planned Unit Development.

Physical and Natural Features:

The subject property is flat with some tree cover. The property is currently vacant and undeveloped. There are no notable features.

Future Land Use and Zoning Designations:

The subject property has a Future Land Use designation of Mixed Use Community. The property is not zoned, as it's currently in the City's ETJ.

Surrounding Properties:

The surrounding area is vacant and undeveloped, however, there are many entitled developments in the vicinity including Highland Village and Parmer Ranch, both of which are mixed-use development consisting of a mix of residential and non-residential uses along the major corridors. Sun City, a residential development, is located further to the east.

The current zoning, Future Land Use designation, and existing uses of the adjacent properties to the north, south, east and west are outlined in the table below:

DIRECTION	ZONING DISTRICT	FUTURE LAND USE	EXISTING USE
North	PUD with a based district of RS and C-3	Mixed Use Community	Vacant/Undeveloped
South (<i>across RR 2338</i>)	N/A - ETJ	Low Density Residential	
East	PUD with a based district of RS and C-3	Mixed Use Community	
West	PUD with a based district of RS and C-3	Mixed Use Community	



Aerial Map

Property History:

This is the first development/planning application for this property.

Comprehensive Plan Guidance

Future Land Use Map:

The *Mixed Use Community* category is described in the 2030 Comprehensive Plan as intended for large tracts of undeveloped land, which are appropriate for larger scale, creatively planned communities, where a mix of residential types and densities are complemented by supporting retail, small to medium-scale office development, and integrated open spaces, where appropriate.

Growth Tier:

The subject property is located within Growth Tier 1B. **Tier 1B** is the area within the present city limits, or subject to a development agreement, surrounding Tier 1A that is generally under-served by infrastructure and where such service and facilities will likely be needed to meet the growth needs of the city once Tier 1A (that portion of the city where infrastructure systems are in place or can be provided) approaches build-out. This includes area subject to development agreements or annexation service plans, which mandate the provision of public facilities at varying levels of service. Other than this commitment, the City's priorities for capital improvements should focus on the development of a full array of services and facilities with adequate capacities in Tier 1A, prior to initiating additional major investments in Tier 1B.

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Utilities

The subject property is located within the City's service area for water and wastewater. Additionally, it is located within the Pedernales Electric Cooperative (PEC) service area for electric. It is anticipated that there is adequate water and wastewater capacity to serve the subject property at this time. A Utility Evaluation may be required at time of Subdivision Plat to determine capacity and any necessary utility improvements.

Transportation

The subject property is located along RR 2338, a Major Arterial roadway per the City's Overall Transportation Plan (OTP).

Arterial streets provide traffic movement through and between different areas within the city and access to adjacent land uses. Access is more controllable because driveway spacing requirements are much greater and, if safety dictates, overall access can be limited to specific turning movements. Major Arterials connect major traffic generators and land use concentrations and serve much larger traffic volumes over greater distances.

A Traffic Impact Analysis (TIA) for the Highland Village development is currently under review by the City's Engineering Department.

Proposed Zoning district

The General Commercial District (C-3) is intended to provide a location for general commercial and retail activities that serve the entire community and its visitors. Uses may be large in scale and generate substantial traffic, making the C-3 District only appropriate along freeways and major arterials.

Permitted uses in this district include, but are not limited to, general retail, hotels, restaurants, and general office. Other uses such as activity center, bar/tavern/pub, college/university, fuel sales, and event facility among others are permitted subject to specific design limitations. Certain land uses, including automotive sales, rental or leasing facilities, require a Special Use Permit (SUP). Exhibit 4 contains a comprehensive list of C-3 district permitted uses and development standards.

Intergovernmental and Interdepartmental Review

The proposed rezoning request was reviewed by all applicable City Departments to determine the appropriateness of the requested zoning on the subject property. No comments were issued regarding the zoning request.

Approval Criteria

Staff has reviewed the proposed rezoning request and has found that it **complies** with the criteria established in UDC Section 3.06.030 for a Zoning Map Amendment, as outlined below:

REZONING APPROVAL CRITERIA	FINDINGS	STAFF COMMENTS
1. The application is complete and the information	Complies	An application must provide the necessary information to review and

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REZONING APPROVAL CRITERIA	FINDINGS	STAFF COMMENTS
contained within the application is sufficient and correct enough to allow adequate review and final action.		make a knowledgeable decision in order for staff to schedule an application for consideration by the Planning and Zoning Commission and City Council. This application was reviewed by staff and deemed to be complete.
2. The zoning change is consistent with the Comprehensive Plan.	Complies	The General Commercial (C-3) zoning is consistent with the Comprehensive Plan because the property is designated as Mixed Use Community, which encourages a mix of residential and supporting retail and other commercial uses. In addition, this property is located near a Regional Commercial and Community Commercial nodes, both of which encourage and support commercial uses that support the community and nearby neighborhoods.
3. The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City.	Complies	The request promotes orderly development because the General Commercial (C-3) district is consistent with the Highland Village PUD, which has a base zoning district of C-3 on the area surrounding the subject property. C-3 is also appropriate along major transportation corridors, such as RR 2338.
4. The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.	Complies	The properties across the roadway are undeveloped, but are designated as Low Density Residential on the Future Land Use map. Commercial uses are appropriate near residential areas to support the needs of residents.
5. The property to be rezoned is suitable for uses permitted by the District that would be applied by the proposed amendment.	Complies	While the 0.63 acre-property by itself is not suitable for the General Commercial (C-3) zoning district because of size, the site is adjacent to and is intended to become part of the Highland Village project. This property is planned to be platted as a part of the larger development, which will create commercial properties along FM 2338 large enough to be developed to the dimensional standards of the C-3 zoning district.

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In summary, the proposed C-3 zoning upon annexation is found to be appropriate for the subject property. The purpose of the annexation request is to add a small area of land to the Highland Village development, a mixed-use development consisting of residential and commercial uses along this corridor. The proposed zoning is appropriate along a major roadway and is compatible with the Highland Village PUD.

Meetings Schedule

City Council Resolution - 2/26/2019 - COMPLETE
Planning & Zoning Commission (Zoning Only) - 3/19/2019
City Council Public Hearing 1- 3/26/2019
City Council Public Hearing 2- 3/26/2019
City Council 1st Ordinance Reading - 4/23/2019
City Council 2nd Ordinance Reading - 5/14/2019

Public Notification

As required by the Unified Development Code, all property owners within a 200-foot radius of the subject property and within the subdivision were notified of the Zoning Map Amendment request (2 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper (March 3, 2019) and signs were posted on-site. To date, staff has received one (1) written comments in favor, and zero (0) in opposition to the request.

Attachments

Exhibit 1 – Location Map
Exhibit 2 – Future Land Use Map
Exhibit 3 – Zoning Map
Exhibit 4 – Design and development standards of the C-3 zoning district
Exhibit 5 – Letter of Intent
Exhibit 6 – Public Comments