

Owner: Ignacio and Guadalupe Alvarez
Applicant: J. Cliff McKinney, Quattlebaum, Grooms and Tull
Location: 12601 Interstate 30
Area: 1.531 Acres
Request: Rezone from I-1 to C-3
Purpose: Future commercial development
Existing Use: Undeveloped

SURROUNDING LAND USE AND ZONING

North – Undeveloped property and a church development; zoned R-2

South – Undeveloped property; zoned I-2 and R-2

East – Industrial development; zoned R-2

West – Creek, undeveloped property and mixed commercial uses;
zoned R-2, C-4 and PCD

A. PUBLIC WORKS COMMENTS:

1. At the time of construction, a special Grading Permit for Flood Hazard Areas will be required per Sec. 8-283 prior to construction.
2. The future structure on the property will be required to be constructed with the minimum finish floor elevation of at least 1 ft. above the base flood elevation.
3. In accordance with Section 31-176, floodway areas must be shown as floodway easements or be dedicated to the public. In addition, a 25 foot wide drainage and access easement is required adjacent to the floodway boundary.
4. Filling, erection, construction, or storage within the regulatory floodway is prohibited.
5. AHTD has proposed the Crooked Creek Channelization Project in the vicinity of the subject property. Staff cannot determine what work, if any, is proposed adjacent to the subject property.

B. PUBLIC TRANSPORTATION ELEMENT:

The site is not located on a CATA Bus Route.

C. PUBLIC NOTIFICATION:

All owners of property located within 200 feet of the site, and the SWLR United for Progress and Alexander Road Neighborhood Associations were notified of the public hearing.

D. LAND USE ELEMENT:

Planning Division:

This request is located in the Otter Creek Planning District. The Land Use Plan shows Light Industry (LI) for this property. The Light Industry provides for light warehouse, distribution or storage uses, and/or other industrial uses that are developed in a well-designed “park like” setting. The applicant has applied for a rezoning from I-1 (Industrial Park District) to C-3 (General Commercial District) to develop commercial uses in the future on the currently vacant property. Staff has determined that no Land Use Plan Amendment is necessary for the proposed rezoning.

Master Street Plan:

The north side of the property is Interstate 30 and it is a freeway on the Master Street Plan.

BICYCLE PLAN:

There are no bike routes shown in the immediate vicinity.

E. STAFF ANALYSIS:

Ignacio and Guadalupe Alvarez, owners of the 1.531 acre property at 12601 Interstate 30, are requesting to rezone the property from “I-1” Industrial Park District to “C-3” General Commercial District. The rezoning is proposed for future commercial development.

The 1.531 acre property is currently undeveloped and partially wooded. There is a driveway from the I-30 service road which serves as access. The majority of the property is located in the floodway, including the front 370 feet ± of the overall site. Approximately 0.6 acre of the property is located in the floodplain, at the property’s southeast corner.

The general area contains a mixture of uses and zoning. There is undeveloped property to the north, across I-30, which is owned by an adjacent church

development. There is a mixture of commercial and industrial uses to the east and west, along I-30. There is undeveloped I-2 and R-2 zoned property to the south.

The City's Future Land Use Plan designates this property as "Light Industrial". A requested Land Use Plan change to "Commercial" is a separate item on this agenda. Staff has determined that a Land Use Plan Amendment is not needed for the requested rezoning. The applicant has requested withdrawal of the Land Use Amendment application.

Staff is supportive of the requested C-3 rezoning. Staff views the request as reasonable. The proposed C-3 zoning will comply with the existing zoning pattern along both sides of Interstate 30, which contains a mixture of commercial and light industrial zoning and uses. The properties across the creek to the west are zoned C-4 and PCD, with the property to the east containing a light industrial use. With a portion of this property located within the floodway, development of the property may tend to be difficult. Staff feels that the proposed C-3 zoning will aid in the ability to develop the property. The minimum required side and rear building setbacks are much less with C-3 zoning than with the existing I-1 zoning, which will greatly help in the placement of a building within the floodplain portion of the property. Staff believes that C-3 zoning and development of this property is appropriate, and will have no adverse impact on the adjacent properties or general area.

F. STAFF RECOMMENDATION:

Staff recommends approval of the requested C-3 rezoning.

PLANNING COMMISSION ACTION:

(JULY 14, 2016)

The applicant was present. There were no objectors present. Staff presented the item and a recommendation of approval. There was no further discussion. The item was placed on the consent agenda and approved. The vote was 10 ayes, 0 noes and 1 absent.