



## Memo

**Meeting Date:** November 15, 2016

**To:** Planning and Zoning Commission members

**From:** Roxanne Johnston, City Planner

**Subject:** Z16-02: request for a zone change from a Light Commercial (LC) Zoning District to a Heavy Commercial (HC) Zoning District on the following property:

**Location:** A vacant 16.52 acre tract located approximately 200 feet NW of the intersection at FM 700 and Baylor Boulevard in east Big Spring.

**Purpose:** A recommendation of this request by the Planning and Zoning Commission would be forwarded to City Council for final approval in re-zoning the property as a Heavy Commercial (HC) Zoning District.

**Contact:** Roxanne Johnston, City Planner 432-264-2319

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**Recommendation:** Staff recommends approving the proposed zone change request.

### Analysis:

The undeveloped 16.52 acre subject property borders the northern side (respectively) of FM 700 with Light Commercial (LC) zoning lying along the southern side of FM 700. The property sits between a swath of LC zoning to the southwest and northeast; however, a Single-Family Dwelling (SF-2) Zoning District is also situated to the west and northwest and north of the property. A substantially steep bank (approximately 35 feet to 50 feet in height) and a variable-width alleyway (between 10-15 feet) buffers the residential uses from the subject property in the Monticello Addition to the north. An approximately 3.75 acres of undeveloped property shares a combination of SF-2 and LC zoning which borders the subject property's western side. This tract serves as storm water drainage basin and also as a vegetative barrier to the residences to the west from future possible activities occurring on the subject property. Distances between the

nearest residences to the western boundary of the subject property are approximately 230-245 feet. Distances between the property line and the nearest residential property lines to the north are approximately 10 feet, with an alley that contains some vegetation and berms in spots.. Again, the embankment to the north serves as a buffer between the zoning districts, and the required 10' rear setback of residences will ensure that future houses will not be constructed up to the rear property line. Furthermore, no internal streets nor access points connect the subject property to any of the residential development.

The applicant is requesting a zone change from Light Commercial (**LC**) on the subject property to Heavy Commercial (**HC**) in order to construct an office building for his business and to also store heavy industrial machinery used for off-site uses.

Approval of this HC zone change proposal will allow all of the uses allowed in LC zoning **and** the additional heavier use examples (barring railroad related uses, rodeo grounds and outdoor theater), as listed below, per Section 6-6 of the Zoning Ordinance, entitled "*HC, Heavy Commercial*":

*Cleaning plant- rag or carpet (special equipment) ▪ Clothing manufacturer or light compounding or fabrication ▪ Contractors shop or storage yard ▪ Hauling or storage company ▪ Heavy machinery sales and storage ▪ Milk, dairy or ice cream plant ▪ Motor freight terminal ▪ Parking lot (commercial-autos and trucks) ▪ Petroleum products storage ▪ Storage and sale of furniture or appliances (outdoor) ▪ Storage warehouse ▪ Tool or trailer sales and rental ▪ Transfer ▪ Private utility shop or storage ▪ Wholesale office and sample room*

Again, although the above list does not include everything allowed in HC, they are examples of what future heavier uses could be allowed at the site upon approval of this zone change request.

In examining the most and least intensive uses possible with a zone change to HC, the motor freight terminal, petroleum products storage and contractors shop and storage yard as well as a heavy machinery sales and storage facility would most likely be at the top of the heavier uses allowed list. The least intensive uses not listed but are allowed by right in all districts except for Light and Heavy Industrial zoning would remain the residential development.

Staff finds no environmental concerns with this request. Future impervious surfaces would generate more off site storm water than what currently exists, however, FM 700 would be able to handle runoff for the area as it slopes downward to the southeast. Staff would evaluate future development with regards to storm water conveyance as needed as part of the overall development process.

Potential future noise or visual effects generated by any of the allowed uses on site could be mitigated via fencing or heavy shrubbery between the residential and

non-residential uses. An exception to fencing requirements would be the presence of the tall northern embankment which separates the residential and commercial uses.

**General Information:**

The 2030 Comprehensive Future Land Use Plan (FLUP) recommends that future uses on the property be LC in nature. Although the FLUP is a recommendation for future use, it is not zoning. However, as areas experience development trends contrary to the FLUP, it would be prudent to revise the FLUP in order to match development trends. This revision process would require amendment recommendations through the Planning and Zoning Commission which would be forwarded to City Council for final approval.

Existing Zoning: Light Commercial (LC)

Existing Land Use: Vacant

Surrounding Zoning/Land Use:

North:	Single-Family Residential (SF-2)	Light density single family development and vacant lots
South:	Light Commercial (LC)	A&B Glass, Gartman Plumbing, Quad-A Inc. & undeveloped properties
East:	Light Commercial (LC)	Oncor Electric (power lines)
West:	Light Commercial (LC)- Single-Family Residential (SF-2)	Undeveloped property/drainage basin

Thoroughfares/Streets: Farm to Market 700 is classified in the Transportation component of the City of Big Spring 2030 Comprehensive Plan as a 'major arterial' street designed to provide 'a high degree of cross-city and regional mobility,' (p.52).

Zoning History: The property contains no special zoning overlays.

Development Standards: **Zoning Ordinance, Article 4 and Appendix C**

*Minimum Lot Area-* none listed.

*Minimum Lot Dimensions-* None listed; however, minimum property line width is 40'.

*Minimum Front Yard-* 0'

*Minimum Rear Yard-* 0'

*Minimum Side Yard-* 0'

*Maximum Floor Area Ratio-* 10:1

*Height Restrictions- 20 stories (same as existing)*

**Special Information**

Traffic Concerns: With the proposed development, traffic entering and exiting the site will involve light office related traffic and occasional traffic from heavy industrial equipment as it travels to and from site locations. FM-700, a five lane street with a 200' TxDOT right-of-way is designed to handle such traffic. Additionally, the subject property's approximately one mile proximity to I-20 ensures that heavy truck traffic from the proposed development is primarily directed away from residential neighborhoods and streets.

Parking Requirements: **Zoning Ordinance, Article 4, Section 4-9, Subsection R**

One parking space per each 300ft<sup>2</sup> of floor area with a minimum of 5 spaces.

**Zoning Ordinance, Article 4, Section 4-11**

*"There shall be provided handicapped parking spaces in accordance to the Architectural Barriers Act, Article 9102, Texas Civil Statutes as amended."*

Notifications Required: Yes

Notifications Sent: 27

Responses in Favor: 1

Responses in Opposition: 1

**Attachments:** Aerial Map image highlighting subject property

Zoning Map image highlighting subject property and area

200' Notification Map