



# City Council Agenda Item Report

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**SUBJECT: DELIBERATION AND POSSIBLE ACTION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF BUDA TO CHANGE THE EXISTING ZONING OF ARTERIAL COMMERCIAL/OFFICE AND ARTERIAL RETAIL (C2/R2), MEDIUM DENSITY RESIDENTIAL (MR), AND AGRICULTURE (AG) TO LIGHT INDUSTRIAL/WAREHOUSING (I1) ON APPROXIMATELY 62.00 ACRES OF LAND INCLUDING LOTS 12-13, PART OF LOT 29, PART OF LOT 30, LOTS 31-40, LOTS 44-51 IN THE LIFSCHUTZ SUBDIVISION, HAYS COUNTY, TEXAS, BEING GENERALLY LOCATED BETWEEN WEST GOFORTH RD. AND RODRIGUEZ ST., WEST OF IH-35.**

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## 1. BACKGROUND & ANALYSIS

### Requested Action:

City-initiated rezoning to Light Industrial/Warehousing (I1).

### Existing Land Use:

Vacant industrial buildings and vacant land.

### Surrounding Land Uses:

*North:* Mixture of industrial, residential & commercial uses. Includes Buda Business Park industrial area. Zoning varies between Mixed Use Floating Zone (FZ2) and Arterial Commercial/Office & Arterial Retail (C2/R2).

*South:* Developed light industrial properties. Zoning is Light Industrial/Warehousing (I1).

*East:* Mixture of commercial, industrial and some residential between the subject property and I-35 along Goforth. Primarily commercial uses between the southern portion of the subject property and I-35. Zoning varies between Mixed Use Floating Zone (FZ2), Interstate Commercial/Office & Interstate Retail (C3/R3) and Medium Density Residential (MR).

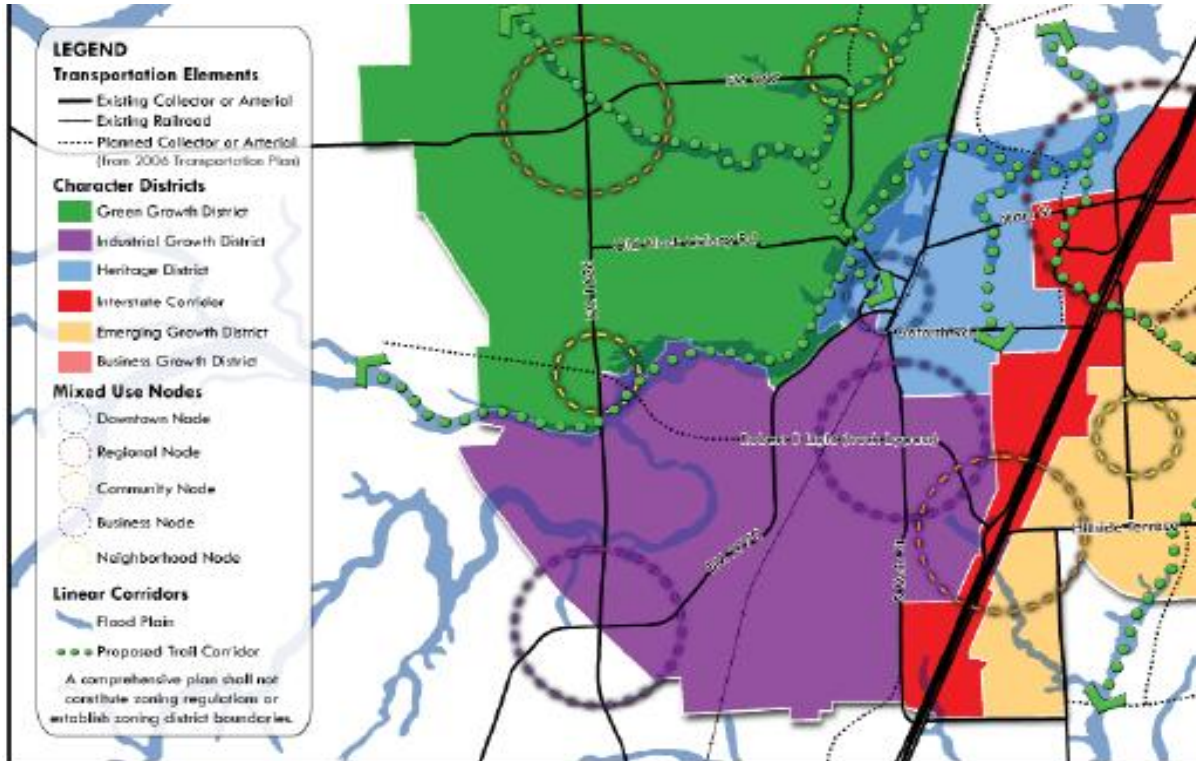
*West:* Mixture of industrial, residential & agricultural uses. Zoning varies between Mixed Use Floating Zone (FZ2) and Medium Density Residential (MR).

Prior to the annexation, the property was understood to be industrial and was marketed in that manner. It has never held an agricultural tax exemption. The UDC contains provisions for

buffers to ensure land use compatibility, although the area in question is already a mixture of uses and the site previously functioned as light industrial. In fact, two of the three Danfoss/Chatliff buildings are already zoned light industrial.

#### Comprehensive Plan Specifications:

The subject property is located at the confluence of the Industrial Growth District, Interstate Corridor and Heritage District. Given the site orientation toward Interstate 35, the Industrial Growth District and Interstate Corridor District are the most relevant. Light industrial is approved for the Industrial Growth District and conditionally approved in the Interstate Corridor District.



#### Public Utilities and Services

The site is served by Goforth Water for water service and City of Buda for wastewater service. As the property further develops, it is anticipated that service will be further extended into the site. Such improvements are at developer expense. The property is served by Buda Fire for fire service and City of Buda for police services.

#### Transportation

The site has access to the 3-lane portion of Goforth Road (which was expanded at the time to accommodate Chatliff/Danfoss) as well as Interstate 35. There are no access points into the adjacent areas containing residential development. It is possible to eventually connect the site south toward the Park 35 South industrial area. Given the site orientation and access, light industrial is an appropriate use.

## **2. FINDINGS/CURRENT ACTIVITY**

In May 2012, the City completed annexation of a substantial portion of the subject property. It was originally proposed for C3/R3, however, further study of ownership, existing uses and surrounding zoning revealed a number of issues that created a number of potential incompatibilities and nonconformities. In particular, the existing zoning designations made the former Danfoss/Chatliff light industrial site a nonconforming use. Due to the length of vacancy

coupled with the incompatible zoning, the site cannot realistically be reoccupied unless rezoned to an appropriate use. Due to these issues, the City chose to default the zoning to AG-Agricultural and initiate a rezoning at a later date.

**3. FINANCIAL IMPACT**

N/A

**4. ACTION OPTIONS/RECOMMENDATION**

The Planning & Zoning Commission recommended approval on a 4-0 vote at its January 8<sup>th</sup> meeting. Staff recommends approval of the zoning change to I1 as consistent with the Buda 2030 Comprehensive Plan.

**5. ATTACHMENTS**

Maps