

Zoning Request	Mystic Canyon
ZC-20-04	



Summary

Request:	Zoning change from FD to SF-6		
Applicant:	Bill E. Couch Carson Brigance and Doering, Inc. 5501 W William Cannon Dr Austin, TX 78749	Property Owner:	Kali Kate Services, Inc. 4550 FM 967 Buda, TX 78610

Notification

Application:	January 7, 2020	Neighborhood Meeting:	N/A
Published:	February 25, 2020	# of Participants	Date or N/A
Posted:	February 6, 2020	Personal:	February 6, 2020
Response:	General inquiries: 1 Opposition: 1 Support: 1		

Property Description

Legal Description:	0.999 out of the Benjamin J. White Survey		
Location:	Near the intersection of Lancaster Street and Sunderland Cove		
Acreage:	0.999	PDD/DA/Other:	N/A
Existing Zoning:	FD	Proposed Zoning:	SF-6
Existing Use:	Vacant	Proposed Use:	Single-family
Existing Occupancy:	Do not apply	Occupancy:	Apply
Preferred Scenario:	Existing Neighborhood	Proposed Designation:	Same
CONA Neighborhood:	Castle Forest	Sector:	2
Utility Capacity:	Adequate	Floodplain:	No
Historic Designation:	N/A	My Historic SMTX Resources Survey	No

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	CC	Vacant	Existing Neighborhood
South of Property:	SF-6	Vacant	Existing Neighborhood
East of Property:	SF-6 / P	Single Family Jaycees Park	Existing Neighborhood
West of Property:	SF-6	Vacant	Existing Neighborhood

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Staff Recommendation

<input checked="" type="checkbox"/> Approval as Submitted	<input type="checkbox"/> Alternate Approval	<input type="checkbox"/> Denial
Staff: Tory Carpenter, AICP, CNU-A	Title : Planner	Date: February 20, 2020

History

The request is associated with the Mystic Canyon development which includes 127 single-family lots. In 2018, the applicant was granted a zoning change from FD to SF-6 for 56.6 acres of the surrounding property. While the developer also had the subject property under contract, it was not included with the application materials for the original zoning change.

Additional Analysis

Comments from Other Departments

Police	No Comment
Fire	No Comment
Public Services	No Comment
Engineering	No Comment

Evaluation			Compatibility of Uses & Density Criteria (Sec.4.1.2.5)
Consistent	Inconsistent	Neutral	
<u>X</u>			Helps prevent the impacts of high density uses on low density areas
		<u>N/A</u>	Limits changes in neighborhood density categories unless directed by a small area plan or neighborhood character study <i>Studies were not complete at the time of this request.</i>
<u>X</u>			Encourages more opportunities for home ownership <i>More single-family detached homes allows for more opportunities for home ownership.</i>
		<u>X</u>	Ensures a diversity of housing to serve citizens with varying needs and interests

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Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan and preferred scenario map <i>SF-6 is a "Considered" zoning district per table 4.1</i>
		<u>N/A</u>	Whether the proposed zoning map amendment is consistent with any adopted small area plan or neighborhood character study for the area <i>Studies were not complete at the time of this request.</i>
		<u>N/A</u>	Whether the proposed zoning map amendment is consistent with any applicable development agreement in effect
<u>X</u>			Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses shall be appropriate in the immediate area of the land to be reclassified <i>This use is consistent with surrounding development.</i>
<u>X</u>			Whether the proposed zoning will reinforce the existing or planned character of the area <i>This use is consistent with surrounding development.</i>
<u>X</u>			Whether the site is appropriate for the development allowed in the proposed district <i>While this site is over the Edwards Aquifer Recharge Zone, it can be developed with limited impervious cover.</i>
<u>X</u>			Whether there are substantial reasons why the property cannot be used according to the existing zoning <i>FD allows 2-acre single-family lots.</i>
<u>X</u>			Whether there is a need for the proposed use at the proposed location <i>The rezoning would increase housing availability.</i>
<u>X</u>			Whether the City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, public safety, and emergency services, while maintaining sufficient levels of service to existing development <i>Roads and utility infrastructure will be required to extend into and through the development at the developer's cost.</i>
<u>X</u>			Whether the proposed rezoning will have a significant adverse impact on property in the vicinity of the subject property <i>The proposed use is consistent with adjacent uses.</i>

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Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
		<u>N/A</u>	For requests to a Neighborhood Density District, whether the proposed amendment complies with the compatibility of uses and density in Section 4.1.2.5 <i>This is not a request for a Neighborhood Density District.</i>
<u>X</u>			The impact the proposed amendment has with regard to the natural environment, including the quality and quantity of water and other natural resources, flooding, and wildlife management <i>While this site is over the Edwards Aquifer Recharge Zone, it can still be developed with a decrease in impervious cover.</i>
<u>X</u>			Any other factors which shall substantially affect the public health, safety, morals, or general welfare <i>None noted.</i>