



Zoning Request ZC-24-05	2701 Ranch Road 12 La Cima PEC Substation
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Summary

Request:	Zoning change from “FD” Future Development to “CD-1” Character District 1		
Applicant:	Doug Goss 11612 FM 2244, Bldg 1, Ste 140 Austin, TX 78738	Property Owner:	La Cima Commercial, LP 303 Colorado, Ste 2300 Austin, TX 78701

Notification

Application:	5/30/2024	Neighborhood Meeting:	N/A
Published:	6/9/2024	# of Participants	N/A
Posted:	6/7/2024	Personal:	6/7/2024
Response:	None as of the date of this report		

Property Description

Legal Description:	John Williams Survey, Abstract No. 490 and John Maximilian Jr. Survey No. 15, Abstract No. 299		
Location:	Approximately 1,400 feet Northwest of W Centerpoint Road and Ranch Road 12		
Acreage:	7.5 acres	PDD/DA/Other:	Res. #2022-10R
Existing Zoning:	Future Development (FD)	Proposed Zoning:	Character District-1 (CD-1)
Existing Use:	Vacant	Proposed Use:	PEC Substation
Existing Occupancy:	N/A	Occupancy:	Restrictions Do Not Apply
Preferred Scenario:	Low Intensity Zone	Proposed Designation:	Same
CONA Neighborhood:	N/A	Sector:	N/A
Utility Capacity:	Extension Required at Developer’s Expense	Floodplain:	No
Historic Designation:	N/A	My Historic SMTX Resources Survey	No

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	ETJ	Vacant	Low Intensity Zone
South of Property:	Community Commercial (CC) & Public and Institutional (P)	Fire Station	Low Intensity Zone
East of Property:	ETJ	Vacant	Low Intensity Zone
West of Property:	ETJ	San Marcos Academy	Low Intensity Zone

Staff Recommendation

<input checked="" type="checkbox"/> Approval as Submitted	<input type="checkbox"/> Alternate Approval	<input type="checkbox"/> Denial
Staff recommends approval of ZC-24-05.		
Staff: Kaitlyn Buck	Title: Planner	Date: 6/19/2024



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Commission Recommendation

X	Approval as Submitted	Approval with Conditions / Alternate	Denial
<p>Speakers in favor or opposed Eric Willis - Favor</p> <p>Recommendation from the Planning and Zoning Commission Meeting held June 25, 2024: A motion was made by Commissioner Spell, second by Commissioner Burleson to recommend <u>approval</u> of the request. The vote passed with a 7-0 vote.</p> <p>For (7): Commissioner Case, Commissioner Dunn, Commissioner Kelsey, Commissioner Meeks, Commissioner Spell, Commissioner Agnew, Commissioner Burleson,</p> <p>Against (0) Absent (2)</p> <p>Discussion Topics: Commissioner Agnew asked the applicant where existing substations are located in the area.</p>			

History

This site is within the larger development known as La Cima which received its initial approvals in 2013. Since then, the Development Agreement has been amended multiple times with the last occurring in September of 2022.

This zoning change request is one of three applications submitted by the applicant for this site:

- Zone Change (ZC-24-05)
- Annexation (AN-24-04)
- La Cima PEC Substation Minor Plat (PC-24-30)

Additional Analysis

This property is being annexed and zoned per the La Cima Development Agreement. See additional analysis below.

Comments from Other Departments

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

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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 The subject property is regulated by an approved development agreement. CD-1 zoning will allow the proposed use and is in accordance with the La Cima DA.
		<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 Studies were not complete at the time of the request.
<u>X</u>			Whether the proposed zoning map amendment implements the policies of any applicable plan adopted by City Council
<u>X</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
<u>X</u>			Whether the proposed zoning will reinforce the existing or planned character of the area
<u>X</u>			Whether the site is appropriate for the development allowed in the proposed district
		<u>N/A</u>	Whether there are substantial reasons why the property cannot be used according to the existing zoning The property is currently located outside the City limit and is therefore not zoned.
		<u>X</u>	Whether there is a need for the proposed use at the proposed location
<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 The property will be served with City water and wastewater per the approved development agreement.
<u>X</u>			Whether the proposed rezoning will have a significant adverse impact on property in the vicinity of the subject property
		<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
<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
<u>X</u>			Any other factors which shall substantially affect the public health, safety, morals, or general welfare