



<b>Zoning Request</b> <b>ZC-24-05</b>	<b>2701 Ranch Road 12</b> <b>La Cima PEC Substation</b>
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**Summary**

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

**Notification**

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

**Property Description**

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

**Surrounding Area**

	Zoning	Existing Land Use	Preferred Scenario
<b>North of Property:</b>	ETJ	Vacant	Low Intensity Zone
<b>South of Property:</b>	Community Commercial (CC) & Public and Institutional (P)	Fire Station	Low Intensity Zone
<b>East of Property:</b>	ETJ	Vacant	Low Intensity Zone
<b>West of Property:</b>	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 <b>approval</b> of ZC-24-05.		
<b>Staff:</b> Kaitlyn Buck	<b>Title:</b> Planner	<b>Date:</b> 6/19/2024



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**Commission Recommendation**

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

<b>Police</b>	No Comment
<b>Fire</b>	No Comment
<b>Public Services</b>	No Comment
<b>Engineering</b>	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 <b><i>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.</i></b>
		<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 <b><i>Studies were not complete at the time of the request.</i></b>
<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 <b><i>The property is currently located outside the City limit and is therefore not zoned.</i></b>
		<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 <b><i>The property will be served with City water and wastewater per the approved development agreement.</i></b>
<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