

## **ZC-21-04 (115 Flint Ridge Road)**

Hold a public hearing and consider a request by Natural Development Austin, LLC, on behalf of Lazy Oaks Ranch, LP, La Cima Commercial LP, and LCSM PH 1-1, LLC, for a zoning change from “FD” Future Development to “CC” Community Commercial, or subject to consent of the owner, another less intense zoning district classification, for approximately 1.197 acres, described as Lot 2, La Cima Fire Station Subdivision, located at 115 Flint Ridge Road. (A. Brake)

**Location:**

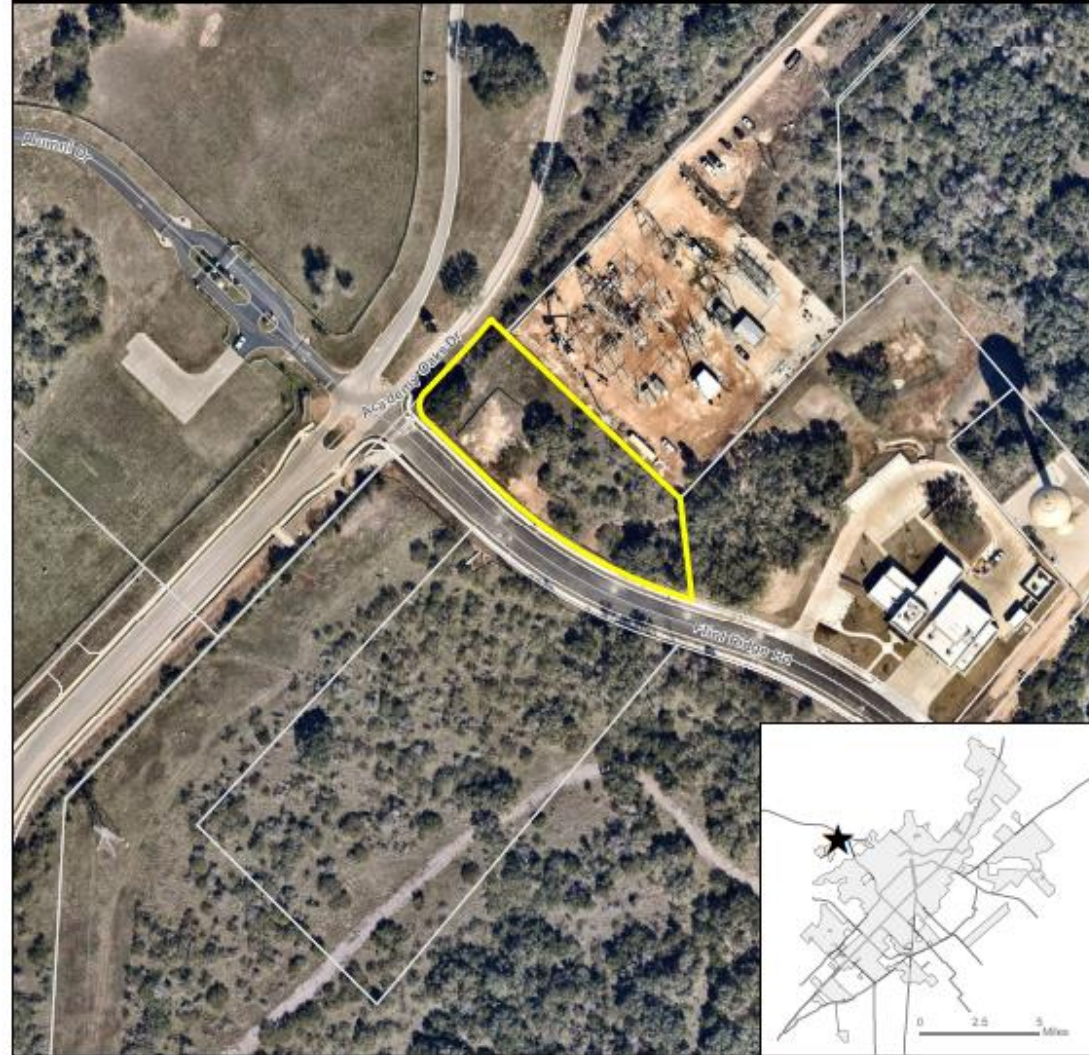
- Approximately 1.197 acres
- **Current Configuration:**  
Vacant / Agricultural land
- Surrounding uses include:
  - Single-family (ETJ)
  - San Marcos Academy
  - Vacant / rural
- Located outside the City Limits (Extraterritorial Jurisdiction)



★ Site Location	<p>This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.</p> <p>Map Date: 4/5/2021</p>
▨ Subject Property	
■ 400' Buffer	
□ Parcel	
■ City Limit	

## Context & History

- **Existing Zoning:** Outside City Limits (ETJ)
- **Proposed Zoning:** Community Commercial (“CC”)
- Proposed CC zoning allows for commercial uses
- Annexation request is being processed concurrently for property located outside City Limits
  - FD zoning is default classification for newly annexed land.

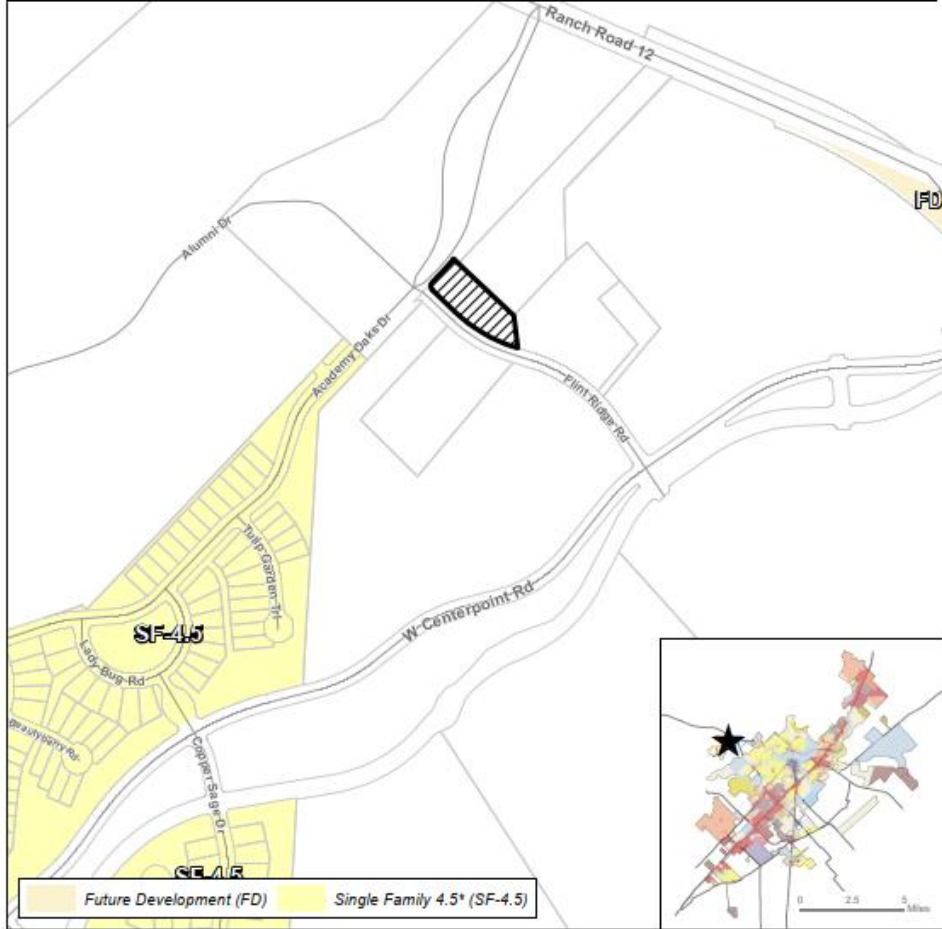


<ul style="list-style-type: none"> <li>★ Site Location</li> <li>▭ Subject Property</li> <li>▭ Parcel</li> <li>▭ City Limit</li> </ul>	<p>0 100 200 400 Feet</p>
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Map Date: 4/5/2021

## ZC-21-04 Existing Zoning Lot 2, La Cima Fire Station Subdivision (CC)—115 Flint Ridge Rd



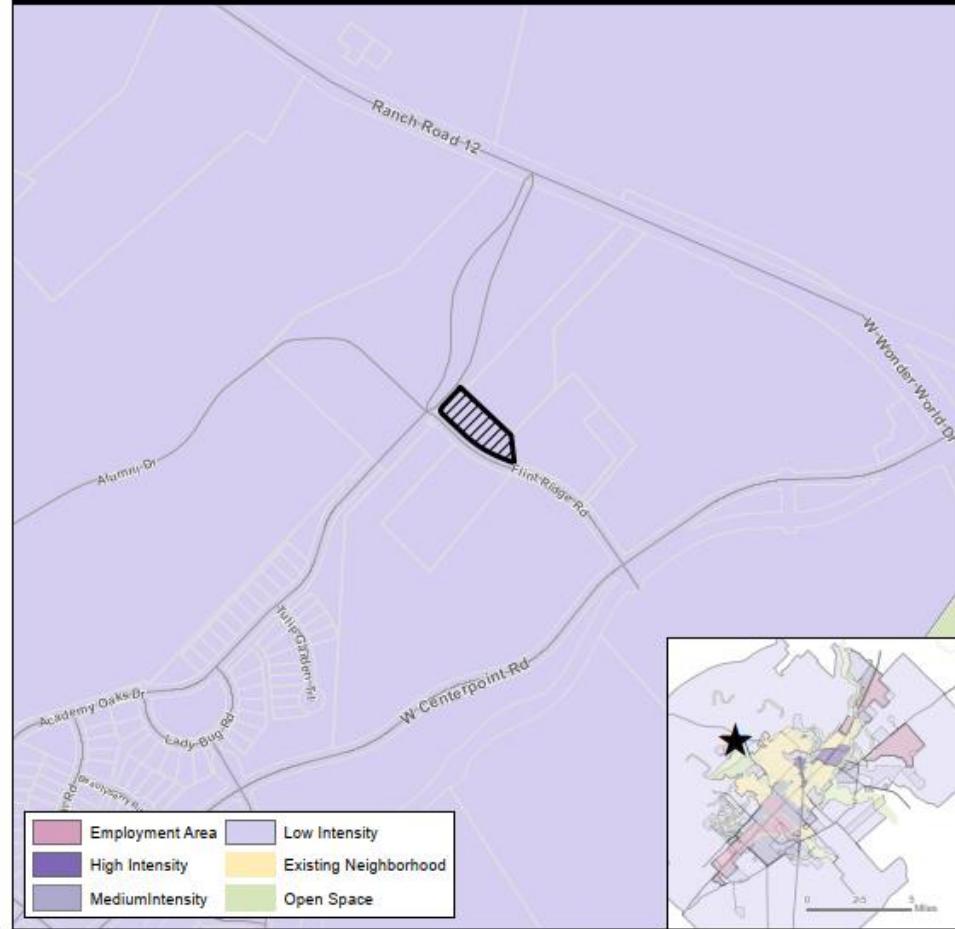
- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit



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Map Date: 4/5/2021

## ZC-21-04 Preferred Scenario Lot 2, La Cima Fire Station Subdivision (CC)—115 Flint Ridge Rd



- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit



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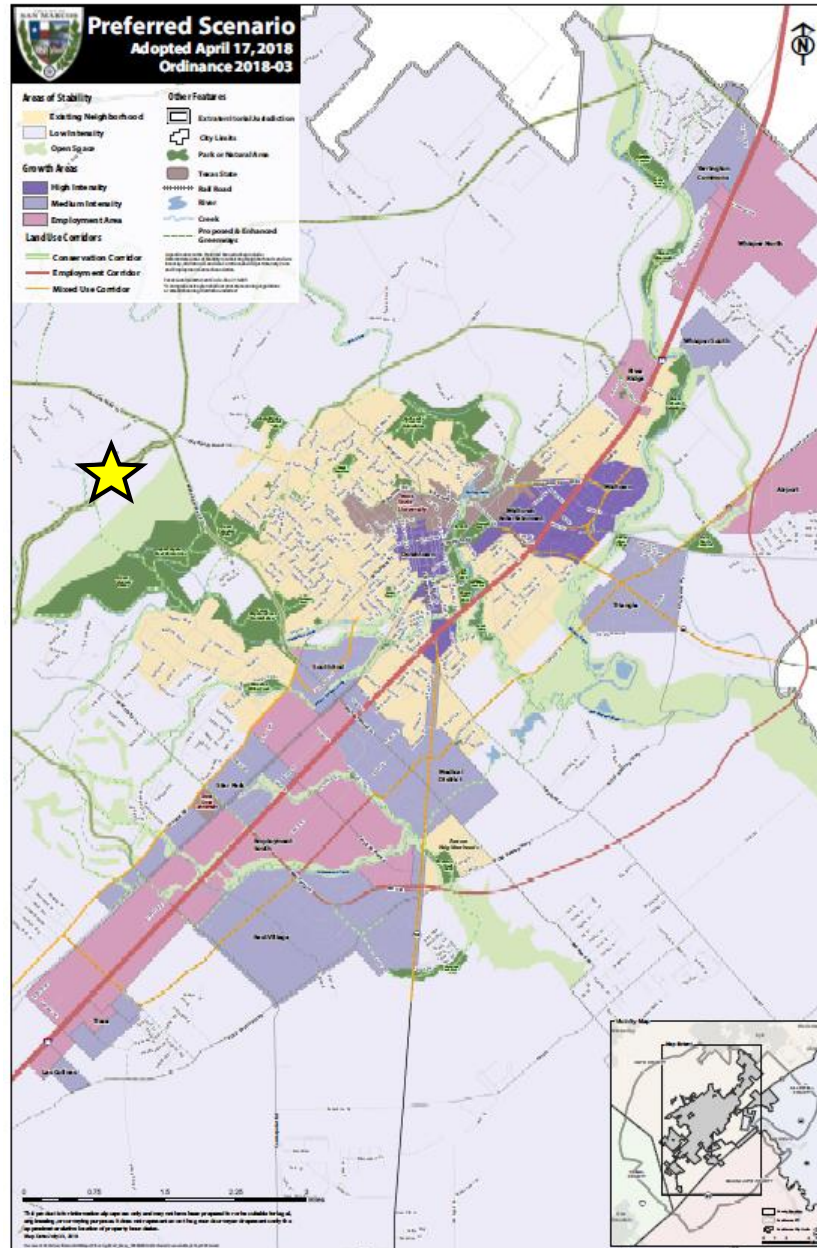
Map Date: 4/5/2021

# Comprehensive Plan Analysis

**Step 1:** Where is the property located on the Comprehensive Plan?

## Located in a Low Intensity Zone

*“Low Intensity Areas are varied and diverse with respect to environmental sensitivity and development suitability of the land. They are generally made up of larger undeveloped tracts of land where the preservation of sensitive environmental areas, flood hazard areas and agricultural lands should be considered as part of any development proposal. Development in these areas should be guided by the Land Use Suitability Map of the Comprehensive Plan. ” (4.1.1.6)*



# Comprehensive Plan Analysis

**Step 2:** Is the request consistent with the Comprehensive Plan / District Translation Table?

**Applicant is requesting a Legacy District “CC” within a Low Intensity Zone. While Section 4.1.2.9 does not allow for new Legacy Districts, the Development Agreement was in place prior to Code SMTX adoption. Zoning request is consistent with existing Development Agreement.**

**Section 4.1.2.9 Legacy Districts**

The following districts are referred to as legacy districts. These districts exist in the former Chapter 4 of the Land Development Code and have been re-established in Section A.1.1.1. These districts may eventually be replaced with a conventional residential, special, character, or neighborhood zoning district. No new legacy district may be added to the Official Zoning Map, nor may any boundary of an existing legacy district be expanded.

TABLE 4.8 LEGACY DISTRICTS

ABBREVIATED DESIGNATION	DISTRICT NAME
AR	Agricultural Ranch District
SF-11	Single Family District - 11
MR	Manufactured Home District
D	Duplex Residential District
DR	Duplex Restricted District
TH	Townhouse Residential District
PH-ZL	Patio Home, Zero-Lot-Line Residential District
MF-12	Multiple-Family Residential District (12 units)
MF-18	Multiple-Family Residential District (18 units)
MF-24	Multiple-Family Residential District (24 units)
MU	Mixed Use District
P	Public/ Institutional
OP	Office Professional District
NC	Neighborhood Commercial District
CC	Community Commercial District
GC	General Commercial District
VMU	Vertical Mixed Use District

## CC Zoning Analysis:

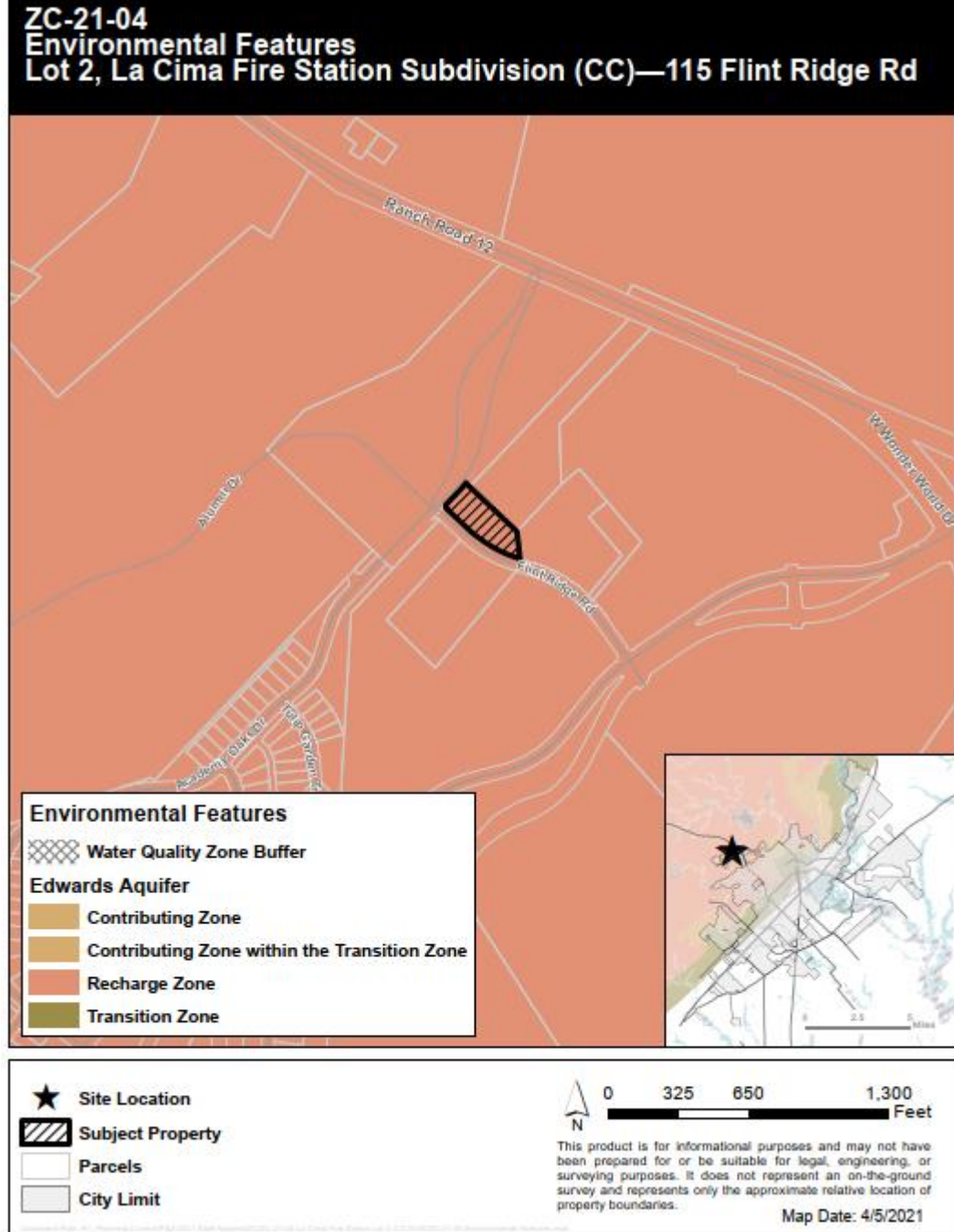
- Community Commercial (CC) district is primarily established to provide areas for quality larger general retail establishments and service facilities for the retail sale of goods and services
- Proposed rezoning aligns with vision of the Comprehensive Plan, which states to direct growth, **compatible with surrounding uses.**
- The property is vacant.

### Section 9.2.2.5CC, Community Commercial

- A. Purpose.** The CC, Community Commercial is established to provide areas for quality larger general retail establishments and service facilities for the retail sale of goods and services. This district should generally consist of retail nodes located along or at the intersection of major collectors or thoroughfares to accommodate high traffic volumes generated by general retail uses.
- B. Authorized Uses.** Permitted and conditional uses, as authorized in the Land Use Matrix in Section 9.3.1.2. Accessory uses as authorized in Section 9.3.2.1.
- C. Additional Development Standards.** See Section 9.1.1.1.
- D. Additional Area, Building and Height Requirements :**
  - 1. Minimum Lot Area:**
    - a. Internal: 6,000 square feet
    - b. Corner: 7,500 square feet
  - 2. Minimum Lot Frontage:**
    - a. Internal: 50 feet
    - b. Corner: 60 feet
  - 3. Minimum Rear Yard:** Five feet, with an additional two feet required for each story above 24 feet, up to a maximum setback of 25 feet; there shall be no encroachment or overhangs into this required rear yard
- E. Additional Requirements.** See Chapters 1, 2, 3, 6, and 7 for additional standards as applicable.

## Environmental Analysis

- Not located in floodplain
- Existing development standards within Development Agreement to mitigate for impact to natural features





## **P&Z Commission Recommendation:**

At their April 13, 2021 regular meeting, the Planning & Zoning Commission recommended approval of the designation. (8-0)

## **Staff Recommendation:**

Staff provides this request to the Commission for your consideration and recommends **approval** of the request for a zoning change from “FD” Future Development to “CC” Community Commercial.

## Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	Proposed Zoning: Community Commercial (CC)
<b>Zoning Description</b>	The Future Development (FD) District is intended to serve as a temporary zoning district for properties that shall develop in the future, but have been newly annexed and/or are not yet ready to be zoned for a particular Use. Characterized by primarily agricultural use with woodlands and wetlands and scattered buildings.	The Community Commercial (CC) district is primarily established to provide areas for quality larger general retail establishments and service facilities for the retail sale of goods and services. This district should generally consist of retail nodes located along or at the intersection of major collectors or thoroughfares to accommodate high traffic volumes generated by general retail uses.
<b>Uses</b>	Residential ( <i>See Land Use Matrix</i> )	Commercial ( <i>See Land Use Matrix</i> )
<b>Parking Location</b>	No location standards	Based on use & Development Agreement ( <i>which refers to previous Land Development Code</i> )
<b>Parking Standards</b>	2 spaces per dwelling unit (Single Family Detached)	Based on use & Development Agreement ( <i>which refers to previous Land Development Code</i> )
<b>Max Residential Units per acre</b>	0.4 units per acre (max)	N/A
<b>Occupancy Restrictions</b>	N/A	N/A
<b>Landscaping</b>	Tree and shrub requirements	Based on Development Agreement
<b>Building Height (max)</b>	2 stories	N/A
<b>Setbacks</b>	Based on Zoning District	Based on Development Agreement
<b>Impervious Cover (max)</b>	30%	80%
<b>Lot Sizes</b>	Allows a variety of lot sizes depending on Building Type.	Based on Development Agreement – a minimum lot size of 6,000 square feet
<b>Streetscapes</b>	Residential Street: 5’ sidewalk for lots smaller than 1 acre, street trees every 40’ on center average, 7’ planting area between sidewalk and street required.	Based on Development Agreement ( <i>which refers to previous Land Development Code</i> )
<b>Blocks</b>	No Block Perimeter Required	Based on Development Agreement ( <i>which refers to previous Land Development Code</i> )