

Zoning Request ZC-22-12

Gas Lamp at Centerpoint Rd. SC to CD-3



Summary

Request:	Zoning change from "SC" Smart Code to "CD-3" Character District 3		
Applicant:	David Carroll 8800 N Gainey Center Dr., Ste. 345 Scottsdale, AZ 85258	Property Owner:	Walton Texas LP 8800 N Gainey Center Dr., Ste. 345 Scottsdale, AZ 85258

Notification

Application:	6/9/2022	Neighborhood Meeting:	N/A
Published:	6/12/2022	# of Participants	N/A
Posted:	6/10/2022	Personal:	6/10/2022
Response:	None as of the date of this report		

Property Description

Legal Description:	John H. Yearby Survey, Abstract 508		
Location:	Northwest corner of the Centerpoint Rd. & S. Old Bastrop Hwy Intersection		
Acreage:	150.14 acres	PDD/DA/Other:	N/A
Existing Zoning:	'SC' Smart Code	Proposed Zoning:	"CD-3" Character Dist. 3
Existing Use:	Vacant	Proposed Use:	Single-Family Residential
Existing Occupancy:	N/A	Occupancy:	Restrictions Apply
Preferred Scenario:	Medium Intensity Area	Proposed Designation:	Same
CONA Neighborhood:	N/A	Sector:	5
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	Medium Intensity Area
South of Property:	ETJ	Vacant	Low Intensity Area
East of Property:	ETJ	Single Family	Low Intensity Area
West of Property:	SC	Vacant	Medium Intensity Area

Zoning Request ZC-22-12

Gas Lamp at Centerpoint Rd. SC to CD-3



Staff Recommendation

<input checked="" type="checkbox"/> Approval as Submitted	<input type="checkbox"/> Alternate Approval	<input type="checkbox"/> Denial
Staff: Will Rugeley, AICP		
Title: Planner		Date: 8/31/2022

Commission Recommendation

<input checked="" type="checkbox"/> Approval as Submitted	<input type="checkbox"/> Approval with Conditions / Alternate	<input type="checkbox"/> Denial
Speakers in favor or opposed: <ol style="list-style-type: none"> Heather Davis (neutral). Sought information about the proposed development. 		
Recommendation from the Planning and Zoning Commission Meeting held June 28, 2022: A motion was made by Commissioner Case, seconded by Commissioner Spell, to approve ZC-22-12. The motion carried 6-0.		
<ul style="list-style-type: none"> For: (6) Commissioner Agnew, Commissioner Case, Commissioner Meeks, Commissioner Mendoza, Commissioner Sambrano, and Commissioner Spell Against: (0) Absent: (3) Chairperson Garber, Commissioner Costilla, and Commissioner Kelsey 		
Discussion Topics: <p>The Commission discussed (i) the proximity of the proposed residences to the planned industrial uses and how it would be buffered and/or screened and (ii) who the home builders could be. The applicant informed the Commission that they're in negotiation with one of the nation's three primary home builders, which they indicated were DR Horton, Lennar, and Pulte.</p>		

History

The property was zoned SC Smart Code in circa 2013. Since that time, the property has remained undeveloped, and the applicant wishes to rezone to existing zoning districts to authorize development of a single-family residential neighborhood containing lots ranging from 40-60' in width.

Additional Analysis

N/A.

Comments from Other Departments

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

Zoning Request
ZC-22-12

Gas Lamp at Centerpoint Rd.
SC to CD-3



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>Character Districts, where within a medium intensity zone, have a “consider” translation.</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 the request.</i>
<u>X</u>			Whether the proposed zoning map amendment implements the policies of any applicable plan adopted by City Council
		<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>The area is mostly undeveloped but single-family residences exist to its north which were constructed pursuant to the McCarty Commons PDD.</i>
<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>X</u>	Whether there are substantial reasons why the property cannot be used according to the existing zoning <i>Staff endorses a zoning change to the City’s existing/codified zoning regulations</i>
		<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 <i>The property will be served with City water/wastewater and Bluebonnet will provide electric service.</i>
<u>X</u>			Whether the proposed rezoning will have a significant adverse impact on property in the vicinity of the subject property

Zoning Request	Gas Lamp at Centerpoint Rd. SC to CD-3
ZC-22-12	



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
<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>The site is not encumbered by any significant environmental constraints.</i>
<u>X</u>			Any other factors which shall substantially affect the public health, safety, morals, or general welfare.