



<b>Zoning Request ZC-23-17</b>	<b>NE Corner of Hwy 123 &amp; Redwood Rd Achieve Apartments</b>
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**Summary**

<b>Request:</b>	Zoning change from "FD" Future Development to "CD-5" Character District 5		
<b>Applicant:</b>	Luke Caraway 2121 E. 6th St. Austin, TX 78702	<b>Property Owner:</b>	John Haberer 21120 Forest Waters Cir Garden Ridge, TX 78266

**Notification**

<b>Application:</b>	7/6/2023	<b>Neighborhood Meeting:</b>	N/A
<b>Published:</b>	7/9/2023	<b># of Participants</b>	N/A
<b>Posted:</b>	7/7/2023	<b>Personal:</b>	7/7/2023
<b>Response:</b>	None as of the date of this report		

**Property Description**

<b>Legal Description:</b>	Barnett K. Kane Survey, Abstract No. 281		
<b>Location:</b>	Northeast corner of the Hwy 123 and Redwood Rd intersection		
<b>Acreage:</b>	17.937 acres	<b>PDD/DA/Other:</b>	N/A
<b>Existing Zoning:</b>	ETJ	<b>Proposed Zoning:</b>	CD-5
<b>Existing Use:</b>	Vacant	<b>Proposed Use:</b>	Apartments
<b>Existing Occupancy:</b>	N/A	<b>Occupancy:</b>	Restrictions Do Apply
<b>Preferred Scenario:</b>	Medium Intensity Zone	<b>Proposed Designation:</b>	Same
<b>CONA Neighborhood:</b>	N/A	<b>Sector:</b>	N/A
<b>Utility Capacity:</b>	Available	<b>Floodplain:</b>	No
<b>Historic Designation:</b>	N/A	<b>My Historic SMTX Resources Survey</b>	No

**Surrounding Area**

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Preferred Scenario</b>
<b>North of Property:</b>	ETJ	Vacant	Medium Intensity Zone
<b>South of Property:</b>	GC	Medical Office	Medium Intensity Zone
<b>East of Property:</b>	ETJ	Vacant & Single-Family	Medium Intensity Zone
<b>West of Property:</b>	FD & CM	Vacant	Medium Intensity Zone

**Staff Recommendation**

<input checked="" type="checkbox"/> <b>Approval as Submitted</b>	<input type="checkbox"/> Alternate Approval	<input type="checkbox"/> Denial
<b>Staff:</b> Will Rugeley, AICP	<b>Title:</b> Planner	<b>Date:</b> 7/19/2023



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**History**

ZC-23-17 seeks zoning for apartment development pursuant to the CD-5 Zoning District regulations. An alternative compliance application (AC-23-06) to authorize 1-story apartments has been submitted and an annexation application (AN-23-08) is being considered concurrent with this zoning change application.

**Additional Analysis**

The subject property is within the Medical District Medium Intensity Area on the City's Preferred Scenario Map. The Medical District is intended to be an economic hub that offers residents the ability to live, work, and do many day-to-day tasks within the District's boundary.

**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

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 Medical District is intended to be an economic hub that offers residents the ability to live, work, and do many day-to-day tasks within the District's boundary.</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>N/A</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 <b><i>As of today, the area is mostly vacant, but it does have several large apartment projects that are currently occupied or under construction.</i></b>
		<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 <b><i>The property is not zoned as it's located outside the City limit.</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 site is located adjacent to the City limits with access to existing utilities along both Redwood Rd and Hwy 123.</i></b>

**Zoning Request  
ZC-23-17**

**NE Corner of Hwy 123 & Redwood Rd  
Achieve Apartments**



Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
		<u>X</u>	Whether the proposed rezoning will have a significant adverse impact on property in the vicinity of the subject property <b><i>The surrounding area is largely vacant, and this proposal can be classified as greenfield development.</i></b>
		<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 <b><i>The site is not encumbered by any known environmental constraints.</i></b>
<u>X</u>			Any other factors which shall substantially affect the public health, safety, morals, or general welfare