

Zoning Request	W. Centerpoint & Central Park Lp. Intersection La Cima Ph 4
ZC-22-18	



Summary

Request:	Zoning change from “FD” Future Development to “SF-4.5” Single Family		
Applicant:	Natural Dev Austin, LLC 11612 FM 2244, Bldg. 1, Ste. 140 Austin, TX 78738	Property Owner:	LCSM Ph. 4, LLC 303 Colorado, Ste. 2300 Austin, TX 78701

Notification

Application:	4/20/2022	Neighborhood Meeting:	N/A
Published:	4/17/2022	# of Participants	N/A
Posted:	4/22/2022	Personal:	4/22/2022
Response:	None as of the date of this report		

Property Description

Legal Description:	J. Williams Survey, Abstract 490		
Location:	South corner of the W. Centerpoint Rd. and Central Park Lp. intersection		
Acreage:	66.933 acres	PDD/DA/Other:	Res. #2022-10R
Existing Zoning:	“FD” Future Development	Proposed Zoning:	“SF-4.5” Single-Family - 4.5
Existing Use:	Vacant	Proposed Use:	Single-Family Residential
Existing Occupancy:	N/A	Occupancy:	Restrictions Do Not Apply
Preferred Scenario:	Low Intensity Area	Proposed Designation:	Low Intensity Area
CONA Neighborhood:	N/A	Sector:	N/A
Utility Capacity:	Extension Required at Developer’s Expense	Floodplain:	Yes
Historic Designation:	N/A	My Historic SMTX Resources Survey	No

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	SF-4.5	Single Family	Low Intensity Area
South of Property:	ETJ	Vacant	Low Intensity Area
East of Property:	SF-4.5	Single Family	Low Intensity Area
West of Property:	ETJ	Vacant	Low Intensity Area

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Staff Recommendation

X	Approval as Submitted	Alternate Approval	Denial
Staff: Will Rugeley, AICP		Title: Planner	Date: 5/31/2022

Commission Recommendation

<u>Approval as Submitted</u>
<p>Speakers in favor or opposed:</p> <ol style="list-style-type: none"> In Favor: (0) In Opposition: (0) <p>Recommendation from the Planning and Zoning Commission Meeting held May 10, 2022: A motion was made by Commissioner Sambrano, seconded by Commissioner Costilla, to approve ZC-22-18. The motion carried 9-0.</p> <ul style="list-style-type: none"> For: (9) Chairperson Garber, Commissioner Agnew, Commissioner Case, Commissioner Costilla, Commissioner Kelsey, Commissioner Meeks, Commissioner Mendoza, Commissioner Sambrano, and Commissioner Spell. Against: (0) Absent: (0) <p>Discussion Topics:</p> <ul style="list-style-type: none"> N/A.

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 6 times with the last occurring in January 2022 to provide additional development standards for multifamily units within La Cima.

Additional Analysis

This property is being annexed and zoned per the La Cima Development Agreement.

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 <i>The subject property is regulated by an approved development agreement. SF-4.5 is an allowable use within that agreement.</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>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 <i>Past actions for the exact same use achieved SF-4.5 zoning approval.</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>N/A</u>	Whether there are substantial reasons why the property cannot be used according to the existing zoning <i>The property is currently located outside the City limit and is therefore not zoned.</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 and wastewater per the approved development agreement.</i>
<u>X</u>			Whether the proposed rezoning will have a significant adverse impact on property in the vicinity of the subject property

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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
<u>X</u>			Any other factors which shall substantially affect the public health, safety, morals, or general welfare.