

# Zoning Request

## ZC-22-24

900 Francis Harris Ln.  
FD to CD-2.5



### Summary

<b>Request:</b>	Zoning change from "FD" Future Development to "CD-2.5" Character District - 2.5		
<b>Applicant:</b>	Amanda Brown 10814 Jollyville Rd, Bldg. 4, Ste. 200 Austin, TX 78759	<b>Property Owner:</b>	Highlander Real Estate Partners 2505 Allston Ln Austin, TX 78746

### Notification

<b>Application:</b>	5/27/2022	<b>Neighborhood Meeting:</b>	N/A
<b>Published:</b>	5/29/2022	<b># of Participants</b>	N/A
<b>Posted:</b>	5/27/2022	<b>Personal:</b>	5/27/2022
<b>Response:</b>	None as of the date of this report		

### Property Description

<b>Legal Description:</b>	A.M. Esnanrizar Survey, Abstract No. 6		
<b>Location:</b>	Approx. 1-mile south of the Francis Harris Ln & S Old Bastrop Hwy intersection		
<b>Acreage:</b>	136.912 acres	<b>PDD/DA/Other:</b>	N/A
<b>Existing Zoning:</b>	'FD' Future Development	<b>Proposed Zoning:</b>	'CD-2.5' Character District-2.5
<b>Existing Use:</b>	Vacant	<b>Proposed Use:</b>	Single-Family Residential
<b>Existing Occupancy:</b>	N/A	<b>Occupancy:</b>	Restrictions Apply
<b>Preferred Scenario:</b>	Low Intensity Area	<b>Proposed Designation:</b>	Low Intensity Area
<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

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Preferred Scenario</b>
<b>North of Property:</b>	ETJ	Single Family	Low Intensity Area
<b>South of Property:</b>	ETJ	Vacant	Low Intensity Area
<b>East of Property:</b>	HI	Electric Substation	Low Intensity Area
<b>West of Property:</b>	ETJ	Vacant	Low Intensity Area

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### Staff Recommendation

<b>X</b>	<b>Approval as Submitted</b>		Alternate Approval		Denial
<b>Staff:</b> Will Rugeley, AICP		<b>Title:</b> Planner		<b>Date:</b> 6/29/2022	

### Commission Recommendation

#### Approval as Submitted

#### Speakers in favor or opposed:

1. Donald Tuff
2. Jonathan Sosebee
3. John Mayberry
4. Lisa Marie Coppoletta

**Recommendation from the Planning and Zoning Commission Meeting held June 14, 2022:** A motion was made by Commissioner Kelsey, seconded by Commissioner Case, to approve ZC-22-24. The motion carried 5-3.

- For: (5) Chairperson Garber, Commissioner Agnew, Commissioner Case, Commissioner Kelsey, Commissioner Meeks
- Against: (3) Commissioner Mendoza, Commissioner Sambrano, and Commissioner Spell
- Absent: (1) Commissioner Costilla

#### Discussion Topics:

- The Commission discussed the concerns of a notice recipient which included (a) positive drainage so that the recipient's stock tank continues to be filled and (b) the noise generated by the nearby power plant. Additionally, the Commission sought clarification on (c) the width of the LCRA easement and if it would be relocated, (d) the typical house size (per the applicant: 1,500 to 3,000 sf), and (e) the potential health related impact of living near a power plant facility.

### History

The applicant seeks zoning for development of approximately 470 single-family lots pursuant to the CD-2.5 Zoning District Regulations. An annexation request is being considered concurrent with this zoning change application.

### Additional Analysis

N/A.

### 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>		<u>X</u>	Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan and preferred scenario map <b><i>Where currently designated "FD", table 4.6 offers a "Not Preferred" designation for zoning requests to Character District – 2.5.</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>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>The area is mostly undeveloped but has a small number of single-family residences that are situated within the ETJ.</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>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 wastewater and Crystal-Clear SUD will provide water service.</i></b>
<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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<b>ZC-22-24</b>	



Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
		<u><b>N/A</b></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><b>X</b></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><b>X</b></u>			Any other factors which shall substantially affect the public health, safety, morals, or general welfare.