

Zoning Request

ZC-20-12

Steen Road



Summary

| | | | |
|-------------------|--|------------------------|--|
| Request: | Zoning change from Future Development "FD," to Single Family 6 "SF-6" | | |
| Applicant: | Mike Siefert Lookout Partners, L.P. 1789 S Bagdad Rd #104 Leander, TX 78641 | Property Owner: | Lookout Partners, L.P. 1789 S Bagdad Rd #104 Leander, TX 78641 |

Notification

| | | | |
|---------------------|---------------------------------|------------------------------|-------------------|
| Application: | August 26, 2020 | Neighborhood Meeting: | August 31, 2020 |
| Published: | September 6, 2020 | # of Participants | 0 |
| Posted: | September 4, 2020 | Personal: | September 4, 2020 |
| Response: | Opposition: 23 In support: 1 | | |

Property Description

| | | | |
|------------------------------|--|--|---------------------------|
| Legal Description: | 14.71 acres out of the J.W. Berry Survey | | |
| Location: | Near N LBJ Drive and Steen Road | | |
| Acreage: | 14.71 acres | PDD/DA/Other: | N/A |
| Existing Zoning: | FD | Proposed Zoning: | SF-6 |
| Existing Use: | Vacant | Proposed Use: | Single Family Residential |
| Existing Occupancy: | Restrictions Apply | Occupancy: | Restrictions Apply |
| Preferred Scenario: | Existing Neighborhood | Proposed Designation: | Same |
| CONA Neighborhood: | N/A | Sector: | 3 |
| Utility Capacity: | By Developer | 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 | Low Intensity |
| South of Property: | SF-6 | Single Family | Existing Neighborhood |
| East of Property: | AR | Single Family | Existing Neighborhood / Open Space |
| West of Property: | SF-6 | Single Family | Existing Neighborhood |

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Staff Recommendation

| | | | | | |
|--|-----------------------|--------------------------|--------------------|--------------------------|--------|
| <input checked="" type="checkbox"/> | Approval as Submitted | <input type="checkbox"/> | Alternate Approval | <input type="checkbox"/> | Denial |
| Staff: Tory Carpenter, AICP, CNUA-A Title : Planner Date: September 23, 2020 | | | | | |

Commission Recommendation

| | | | | | |
|---|-----------------------|--------------------------|--------------------------------------|-------------------------------------|--------|
| <input type="checkbox"/> | Approval as Submitted | <input type="checkbox"/> | Approval with Conditions / Alternate | <input checked="" type="checkbox"/> | Denial |
| Speakers in favor or opposed In Favor: 1. Mike Siefert Opposed: 2. Randall and Diane Osborne 3. Steven Aycok 4. George Gilbert 5. Jane Saunders 6. Mary Ann and Robert Moerke 7. Dan Caldwell 8. Harold Stern 9. Diane Eure 10. Naomi Medina 11. Richard Medina Recommendation from the Planning and Zoning Commission Meeting held September 22, 2020: A motion was proposed by Commissioner Kelsey, seconded by Commissioner Haverland to recommend denial of ZC-20-12. The motion passed 9-0. For: 9 Against: 0 Absent: 0 | | | | | |

History

This property was annexed in 2015 as part of a City-initiated annexation. The property maintained the default zoning district of Future Development. The applicant has stated that their intention is to entitle the property to sell.

Additional Analysis

The development will take access from N LBJ Drive. To meet minimum block perimeter requirements, streets must extend through the site for future connections.

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>SF-6 is a "Considered" zoning district per Table 4.1.</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 this request.</i> |
| | | <u>N/A</u> | Whether the proposed zoning map amendment is consistent with any applicable development agreement in effect <i>There are no development agreements associated with this site.</i> |
| <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>This use is consistent with surrounding development.</i> |
| <u>X</u> | | | Whether the proposed zoning will reinforce the existing or planned character of the area <i>The predominant surrounding zoning is also SF-6. This zoning change should reinforce the existing character of the area as it is consistent.</i> |
| <u>X</u> | | | Whether the site is appropriate for the development allowed in the proposed district <i>While there are significant slopes on less than 10% of the site, additional restrictions on impervious cover will apply in these areas.</i> |
| <u>X</u> | | | Whether there are substantial reasons why the property cannot be used according to the existing zoning <i>Since the property is currently zoned FD, it allows for two-acre single-family lots. These would be much larger than those of the surrounding area and would limit the ability to provide for a more compact development.</i> |
| <u>X</u> | | | Whether there is a need for the proposed use at the proposed location <i>The rezoning would increase housing availability.</i> |

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| Evaluation | | | Criteria for Approval (Sec.2.5.1.4) |
|------------|--------------|------------|--|
| Consistent | Inconsistent | Neutral | |
| <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>Roads and utility infrastructure will be required to extend into and through the development at the developer's cost.</i> |
| <u>X</u> | | | Whether the proposed rezoning will have a significant adverse impact on property in the vicinity of the subject property <i>The proposed use is consistent with adjacent uses.</i> |
| | | <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 <i>This is not a request for a Neighborhood Density District.</i> |
| <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>Residential homes are appropriate for this site.</i> |
| <u>X</u> | | | Any other factors which shall substantially affect the public health, safety, morals, or general welfare <i>None noted.</i> |