



# **Public Hearing**

## **ZC-21-01**

### **Sendero at Centerpoint FD to CD-5**

Consider approval of Ordinance 2021-38, on the second of two readings, amending the official Zoning Map of the City in Case No. ZC-21-01 by rezoning approximately 6.698 acres of land, generally located in the 100 Block of Centerpoint Road, from “FD” Future Development District to “CD-5” Character District-5; and including procedural provisions.



# Property Information

- Approximately 6.698 acres
- Northwest intersection of Centerpoint Road and Hunter Road
- Located within City Limits

## ZC-21-01 400' Notification Buffer Sendero at Centerpoint - 100 Block Centerpoint Road



- ★ Site Location
- ▨ Subject Property
- 400' Buffer
- Parcel
- City Limit



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

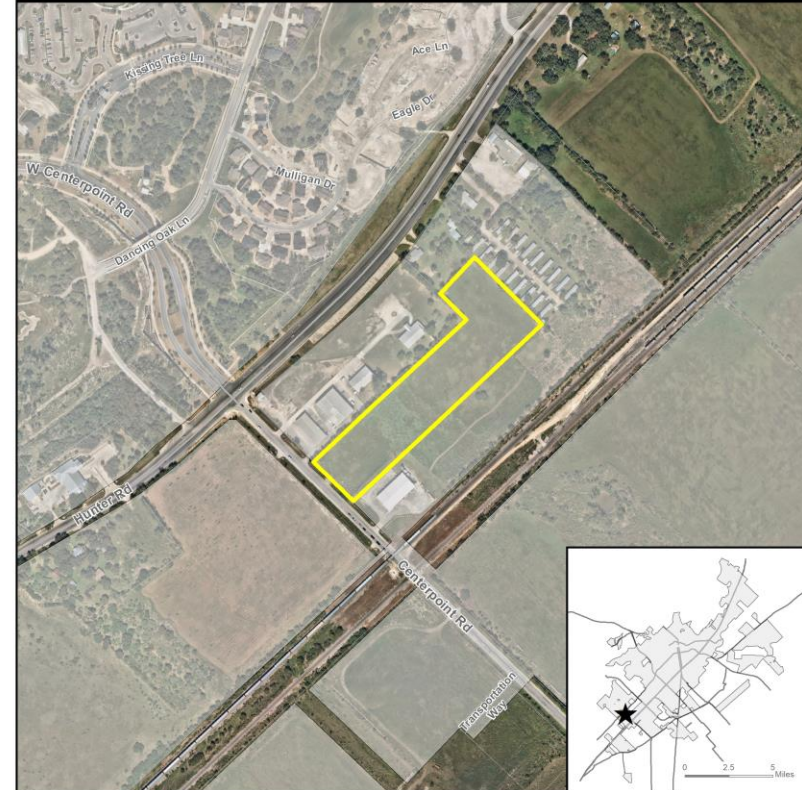
Map Date: 1/15/2021



# Context & History

- **Current Configuration:** Vacant / Agricultural land
- Surrounding uses include:
  - Mobile home park
  - Plastics manufacturing
  - Church/Funeral Services/Office
  - Single family residential
- Resolution 2021-76R approved April 20<sup>th</sup> City Council meeting

## ZC-21-01 Aerial View Sendero at Centerpoint - 100 Block of Centerpoint Road



- ★ Site Location
- Subject Property
- Parcel
- City Limit



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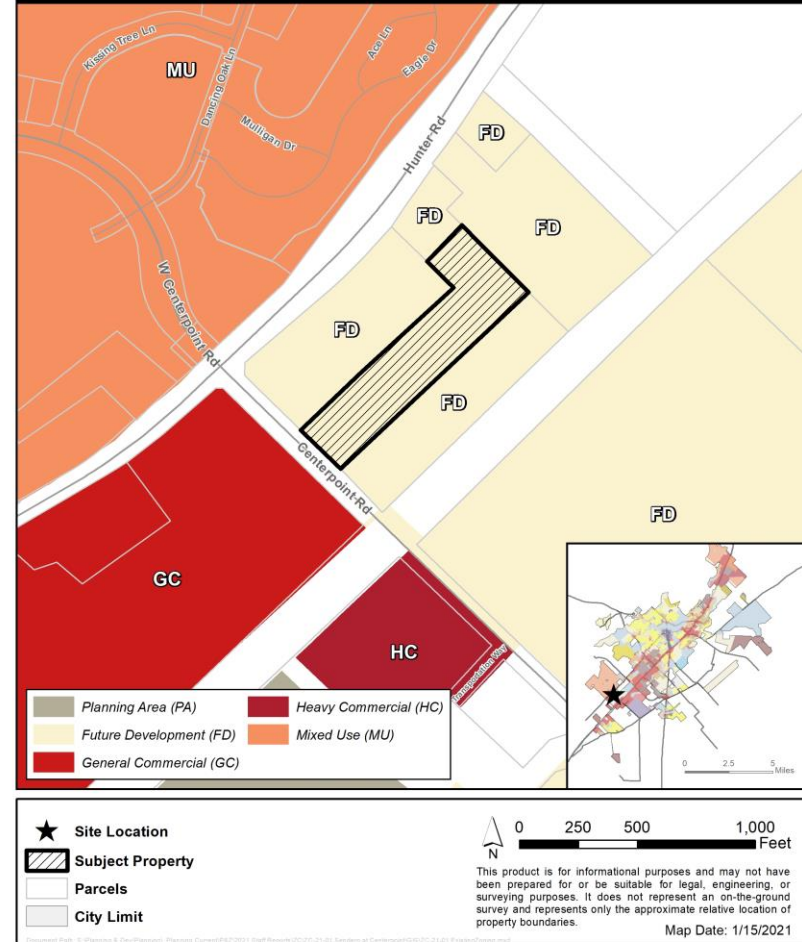
Map Date: 1/15/2021



# Context & History

- **Existing Zoning:** Future Development (FD)
- **Proposed Zoning:** Character District - 5 (CD-5)
  - Applicant is proposing multifamily. Other potential uses allowed in CD-5 may be proposed

## ZC-21-01 Existing Zoning Sendero at Centerpoint - 100 Block of Centerpoint Road

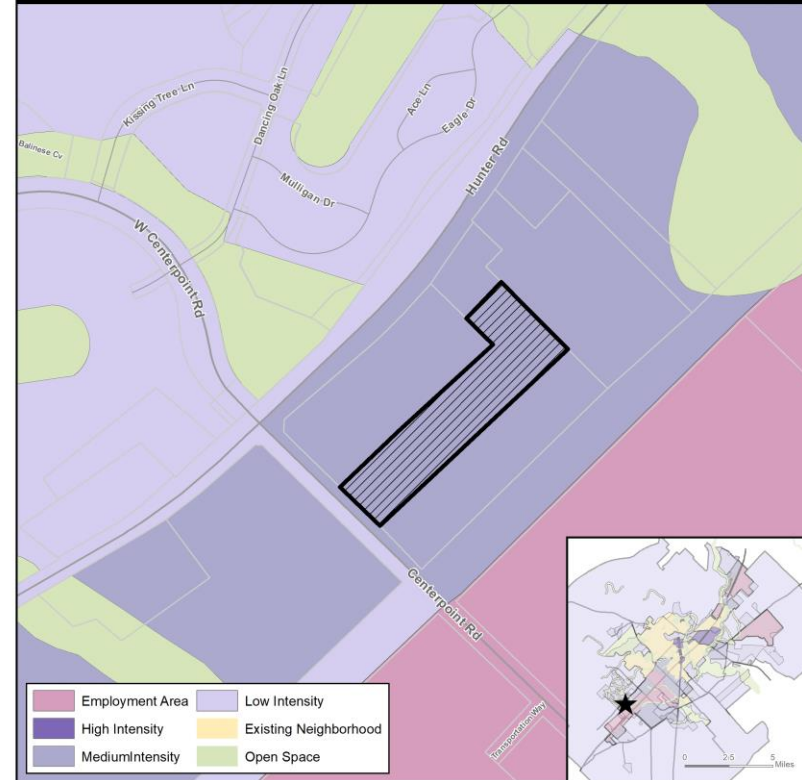




# Context & History

- **Existing Preferred Scenario:**  
Medium Intensity – Star Park
- **Proposed Preferred Scenario:**  
No Change

## ZC-21-01 Preferred Scenario Sendero at Centerpoint - 100 Block Centerpoint Road



- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit



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Map Date: 1/15/2021



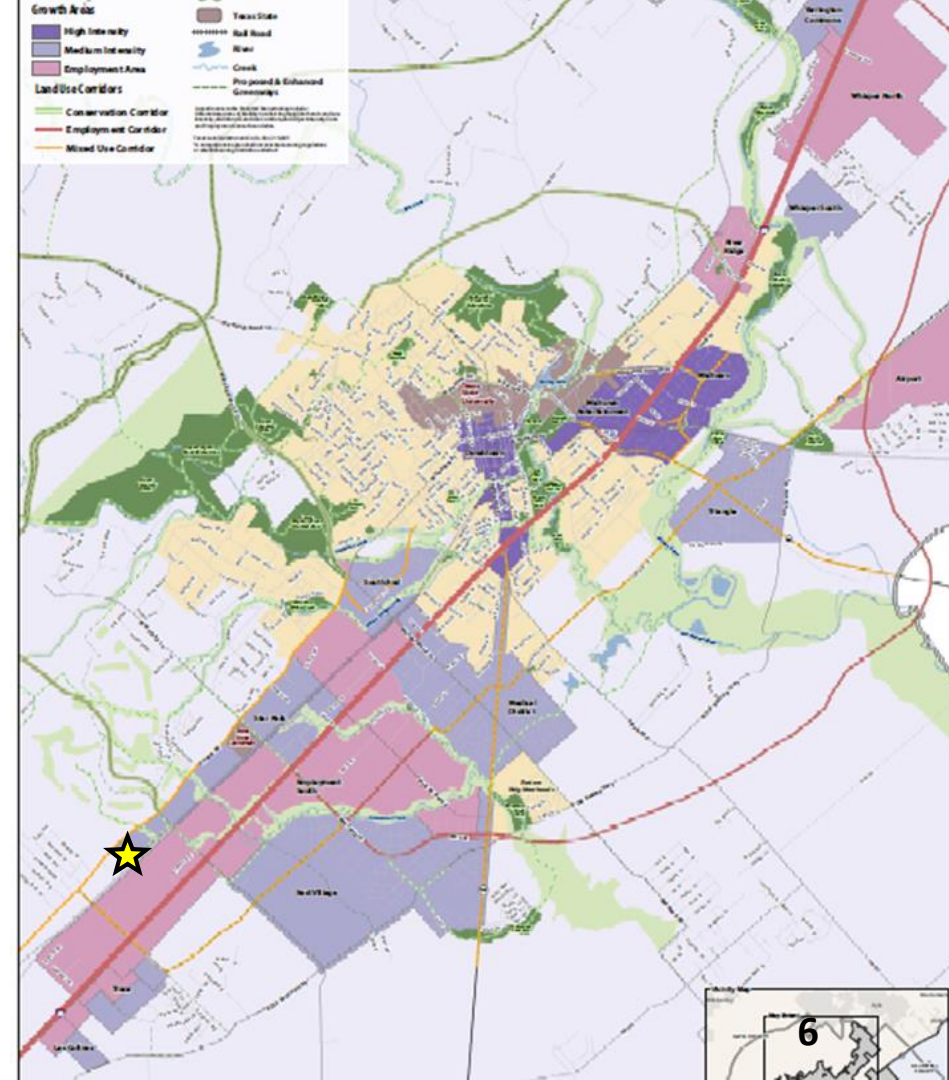


# Comprehensive Plan Analysis

**Step 1:** Where is the property located on the Comprehensive Plan?

## Growth Area–Medium Intensity

- “An area of change intended to accommodate the City’s future growth and expansion where people can meet their daily needs within a short walk, bike, transit trip, or drive” (4.1.1.6)





# Comprehensive Plan Analysis

**Step 2:** Is the request consistent with the Comprehensive Plan / District Translation Table?

**“Character District” (CD-5) within a “Medium Intensity Zone.”**

**TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION**

DISTRICT CLASSIFICATION	COMPREHENSIVE PLAN DESIGNATIONS				
	OPEN SPACE/ AGRICULTURAL	LOW INTENSITY	EXISTING NEIGHBORHOOD	MEDIUM OR HIGH INTENSITY ZONE	EMPLOYMENT CENTER
Conventional Residential	NP	NP	C	PSA	PSA
Neighborhood Density Districts	NP	NP	See Section 4.1.2.4 - 4.1.2.5	NP	NP
Character Districts	NP	See Section 4.1.2.6	PSA	C	NP
Special Districts	PSA	NP	PSA	NP	C
Legend	PSA = Not Allowed (PSA Required)		NP=Not Preferred		C = Consider



# Zoning Analysis

- Intended to provide a variety of residential, retail, and commercial uses. Promotes mixed use, walkability and compatibility. Restricts auto-oriented uses are restricted.
- Allowable Building Types:** *Accessory Dwelling, Townhouse, Apartment, Live/Work, Mixed Use Shopfront, Civic Building*
- Allowable Uses:** *Attached single family and multi-family residential, most commercial uses, some light industrial with approved CUP*

CD-5

SECTION 4.4.3.5 CHARACTER DISTRICT - 5

FOR ILLUSTRATIVE PURPOSES ONLY

GENERAL DESCRIPTION

The CD-5 district is intended to provide for a variety of residential, retail, service and commercial uses. To promote walkability and compatibility, auto-oriented uses are restricted. CD-5 promotes mixed use and pedestrian-oriented activity.

DENSITY

Impervious Cover	100% max.
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TRANSPORTATION

Block Perimeter	2,000 ft. max	Section 3.6.2.1
Streetscape Type	Main Street Multi-Way	Section 3.8.1.6 Section 3.8.1.9

BUILDING TYPES ALLOWED

Accessory Dwelling	Section 4.4.6.1
Townhouse	Section 4.4.6.7
Apartment	Section 4.4.6.10
Live/Work	Section 4.4.6.11
Mixed Use Shopfront	Section 4.4.6.14
Civic Building	Section 4.4.6.15

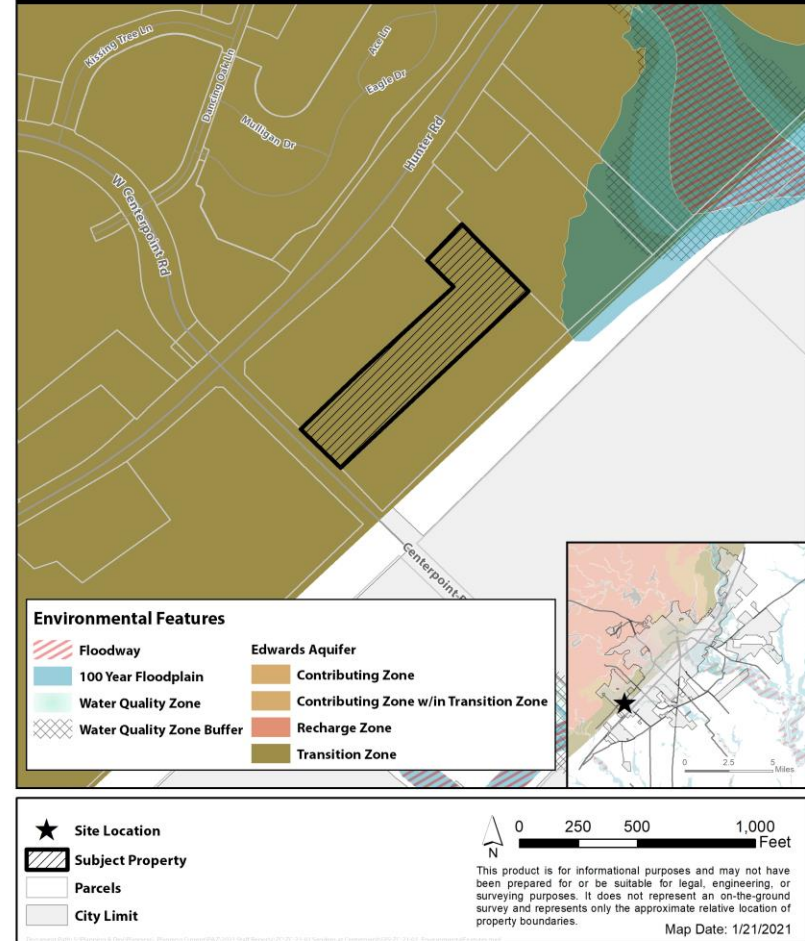




# Environmental Analysis

- Located in a low to moderately constrained area on the Land Use Suitability map
- Not located in floodplain
- Located within Edwards Aquifer Transition Zone
- Watershed Protection Plan Phase 2 required

## ZC-21-01 Environmental Features Sendero at Centerpoint - 100 Block Centerpoint Road





# Infrastructure

- **Street Requirements**
  - Transportation Master Plan
  - Block perimeter requirements (2,000 feet)
  - Sidewalk connections
  - Traffic Impact Analysis (TIA)
- **Utility Requirements**
  - Wastewater extension required in accordance with City standards
- **Parkland Dedication + Development**
  - Land dedication and development of infrastructure required

ZC-21-01

## Transportation Master Plan

Sendero at Centerpoint - 100 Block Centerpoint Road





# Recommendation

- City Council voted for approval of the request as presented with a 7-0 vote.
- Planning and Zoning Commission recommended approval of the request as presented with a 9-0 vote.
- Staff recommends approval of the request as presented.



## Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	Proposed Zoning: Character District – 5 (CD-5)
Zoning Description	The Future Development (FD) District is intended to serve as a temporary zoning district for properties that shall develop in the future, but have been newly annexed and/or are not yet ready to be zoned for a particular Use. Characterized by primarily agricultural use with woodlands and wetlands and scattered buildings.	The CD-5 district is primarily intended to provide a variety of residential, retail, service, and commercial uses. To promote walkability and compatibility, auto-oriented uses are restricted. CD-5 promotes mixed use and pedestrian-oriented activity.
Uses	Residential / Agricultural (See Land Use Matrix)	Residential, Commercial, Office, etc. (See Land Use Matrix)
Parking Location	No location standards	No parking in the 1st layer; Parking allowed in 2 <sup>nd</sup> layer along secondary street only
Parking Standards	Dependent upon use	Dependent upon use
Max Residential Units per acre	0.4 units per acre (max)	N/A
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories	2 stories (min), 5 stories (max)
Setbacks	Based on Zoning District	Based on Zoning District
Impervious Cover (max)	30%	100%
Lot Sizes	Allows a variety of lot sizes depending on Building Type.	Allows a variety of lot sizes depending on Building Type.
Streetscapes	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area between sidewalk and street required.	Main Street: 10' sidewalk, street trees every 35' on center average, 7' planting area between sidewalk and street required.
Blocks	No Block Perimeter Required	2,000 ft. Block Perimeter max