

<b>Zoning Request</b>	<b>W. Centerpoint &amp; Flint Ridge Rd</b> La Cima Multifamily
<b>ZC-21-18</b>	



**Summary**

<b>Request:</b>	Zoning change from FD to MF-24		
<b>Applicant:</b>	Kelley Fowler 8701 W Hwy 71, Ste 201G Austin, TX 78735	<b>Property Owner:</b>	La Cima Commercial LP 303 Colorado, Ste 2300 Austin, TX 78701

**Notification**

<b>Application:</b>	9/8/2021	<b>Neighborhood Meeting:</b>	N/A
<b>Published:</b>	9/12/2021	<b># of Participants</b>	N/A
<b>Posted:</b>	9/10/2021	<b>Personal:</b>	9/10/2021
<b>Response:</b>	None as of the date of this report		

**Property Description**

<b>Legal Description:</b>	John Williams Survey, Abstract 490		
<b>Location:</b>	Northwest corner of the W. Centerpoint Rd and Flint Ridge Rd intersection		
<b>Acreage:</b>	21.31 acres	<b>PDD/DA/Other:</b>	Res. #2021-126R
<b>Existing Zoning:</b>	FD	<b>Proposed Zoning:</b>	MF-24
<b>Existing Use:</b>	Vacant	<b>Proposed Use:</b>	Multifamily
<b>Existing Occupancy:</b>	N/A	<b>Occupancy:</b>	Restrictions Do Apply
<b>Preferred Scenario:</b>	Low Intensity Area	<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	Low Intensity Area
<b>South of Property:</b>	ETJ	Vacant	Low Intensity Area
<b>East of Property:</b>	CC and P	Fire Station	Low Intensity Area
<b>West of Property:</b>	SF-4.5	Single Family	Low Intensity Area

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**Staff Recommendation**

<input checked="" type="checkbox"/> <b>Approval as Submitted</b>	<input type="checkbox"/> <b>Alternate Approval</b>	<input type="checkbox"/> <b>Denial</b>
<b>Staff:</b> Will Rugeley, AICP	<b>Title:</b> Planner	<b>Date:</b> 9/16/2021

**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 4 times with the last occurring in July 2021 to authorize the construction of additional multifamily units within the first phase of multifamily development.

**Additional Analysis**

This property is being annexed and zoned per the La Cima Development Agreement which allows for Multi-Family Residential District (MF-24) uses and up to 360 units within the first multifamily phase.

**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

<b>Evaluation</b>			<b>Criteria for Approval (Sec.2.5.1.4)</b>
<b>Consistent</b>	<b>Inconsistent</b>	<b>Neutral</b>	
<input checked="" type="checkbox"/>			Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan and preferred scenario map <b><i>The subject property is regulated by an approved development agreement. MF-24 is an allowable use within that agreement.</i></b>
		<b><u>N/A</u></b>	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>
<input checked="" type="checkbox"/>			Whether the proposed zoning map amendment implements the policies of any applicable plan adopted by City Council
<input checked="" type="checkbox"/>			Whether the proposed zoning map amendment is consistent with any applicable development agreement in effect
		<input checked="" type="checkbox"/>	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

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Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
<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 <b><i>The site is identified for MF-24 uses on the La Cima Concept Plan.</i></b>
		<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 water and wastewater per the approved development agreement.</i></b>
<u>X</u>			Whether the proposed rezoning will have a significant adverse impact on property in the vicinity of the subject property
		<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