

Zoning Request

ZC-21-18

W. Centerpoint & Flint Ridge Rd

La Cima Multifamily



Summary

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

Notification

Application:	9/8/2021	Neighborhood Meeting:	N/A
Published:	9/12/2021	# of Participants	N/A
Posted:	9/10/2021	Personal:	9/10/2021
Response:	One response in opposition is included in the packet		

Property Description

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

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Staff Recommendation

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

Commission Recommendation

<input checked="" type="checkbox"/>	Approval as Submitted	<input type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial
<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 September 28, 2021: A motion was made by Commissioner Moore, seconded by Commissioner Sambrano, to approve ZC-21-18. The motion carried 6-3.</p> <ul style="list-style-type: none"> For: (6) Commissioner Agnew, Commissioner Costilla, Commissioner Moore, Commissioner Rand, Commissioner Sambrano, and Commissioner Spell. Against: (3) Chairperson Garber, Commissioner Kelsey, and Commissioner Meeks. Absent: (0) <p>Discussion Topics: P&Z desired to tie their recommendation to a restrictive covenant which postpones zoning approval until the recordation of restrictive covenants which require that the site develop in accordance with the site plan. P&Z recalled a previous similar application whereby a sizeable public response in opposition was present and they contemplated reasons why this application did not present similar sentiment. P&Z then discussed the discontent over the development agreement undergoing multiple amendments and how this area was originally intended for Community Commercial development and uses. The discussion then turned to this site being situated atop the Edwards Aquifer Recharge Zone and the amount of impervious coverage whereby this proposal, relative to single family development, is a significant improvement. Finally, P&Z discussed the need for additional housing options/providing for the missing middle, and notably how multi-family is needed near, or even within, single family neighborhoods to encourage more diversity in economic and cultural values.</p>					

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

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. MF-24 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
<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 <i>The site is identified for MF-24 uses on the La Cima Concept Plan.</i>
		<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
		<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