



## Legislation Text

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**File #:** Ord. 2021-41, **Version:** 1

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**AGENDA CAPTION:**

Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2021-41, amending the Official Zoning Map of the City in Case No. ZC-21-06 by rezoning approximately 10.19 acres of land, generally located 2,000 feet southwest of the of the Centerpoint Road and Centerpoint Court intersection, from "FD" Future Development District to "CD-1 Character District-1, or subject to consent of the owner, another less intense zoning district classification; including procedural provisions; and providing an effective date; and consider approval of Ordinance 2021-41 on the first of two readings.

**Meeting date:** June 1, 2021

**Department:** Planning & Development Services

**Amount & Source of Funding**

**Funds Required:** N/A

**Account Number:** N/A

**Funds Available:** N/A

**Account Name:** N/A

**Fiscal Note:**

**Prior Council Action:** Click or tap here to enter text.

**City Council Strategic Initiative:** [Please select from the dropdown menu below]

Choose an item.

Choose an item.

Choose an item.

**Comprehensive Plan Element (s):** [Please select the Plan element(s) and Goal # from dropdown menu below]

- ☐ Economic Development - Choose an item.
- ☐ Environment & Resource Protection - Choose an item.
- ☐ Land Use - Choose an item.
- ☐ Neighborhoods & Housing - Choose an item.
- ☐ Parks, Public Spaces & Facilities - Choose an item.
- ☐ Transportation - Choose an item.
- ☐ Core Services
- ☐ Not Applicable

**Master Plan:** *[Please select the corresponding Master Plan from the dropdown menu below (if applicable)]*

Choose an item.

**Background Information:**

ZC-21-06 is associated with Zoning Cases ZC-21-07 and ZC-21-08 of which all 3 cases seek to entitle a multifamily development pursuant to the CD-1, CD-4, and CD-5 Zoning District Regulations. The 10.19 acres associated with this zoning case is intended to serve as the development's detention area and it's currently situated outside of the City Limits. As such, an annexation application has also been submitted and is scheduled for concurrent consideration.

**Council Committee, Board/Commission Action:**

Recommendation from the Planning and Zoning Commission meeting held May 11, 2021: A motion was made by Commissioner Agnew, seconded by Commissioner Costilla, to approve ZC-21-06. The motion carried 8-0.

For: (8) Chairperson Garber, Commissioner Agnew, Commissioner Costilla, Commissioner McCarty, Commissioner Moore, Commissioner Rand, Commissioner Sambrano, and Commissioner Spell.

Against: (0)

Absent: (1) Commissioner Kelsey

Discussion Topics: (a) Housing: The Commission discussed the City strategic goal of achieving housing options that accommodates the full life cycle of citizens. The Commission discussed how this project is a product unlike any other within the City. (b) Drainage: The Commission requested information on how the drainage would impact downstream properties as well as the aesthetics of the detention pond. The applicant informed the Commission that all City standards would be achieved, and the drainage improvements will largely be undisturbed to maintain its wetlands vegetation.

**Alternatives:**

Click or tap here to enter text.

**Recommendation:**

Staff provides this request to the Council for your consideration and recommends approval of the request for a zoning change from "FD" Future Development to "CD-1" Character District - 1.