



## Legislation Text

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**File #:** Ord. 2021-87, **Version:** 1

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### **AGENDA CAPTION:**

Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2021-87, amending the Official Zoning Map of the City in Case No. ZC-21-18 by rezoning approximately 21.31 acres of land located at the northwest corner of the West Centerpoint Road and Flint Ridge Road intersection from "FD" Future Development District to "MF-24" Multi-Family Residential District, or subject to consent of the owner, another less intense subject to consent of the owner, another less intense zoning district classification; including procedural provisions; and providing an effective date; consider approval of Ordinance 2021-87, on first of two readings.

**Meeting date:** October 19, 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:** N/A.

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

Workforce Housing

N/A

N/A

**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 - Set appropriate density & impervious cover limitations in environmentally sensitive areas to avoid adverse impacts on water supply

☒ Neighborhoods & Housing - Diversified housing options to serve citizens with varying needs and interests

☐ 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:**

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.

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

At their regular meeting on September 28, 2021 the Planning and Zoning Commission (P&Z) recommended **approval** of the request as presented with a 6-3 vote. During their discussion, P&Z desired to tie their recommendation to a restrictive covenant which postpones the effective date of zoning until the recordation of restrictive covenants which require that the site develop in accordance with the proposed site plan. The Commission recalled a previous 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 within 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.

**Alternatives:**

Click or tap here to enter text.

**Recommendation:**

Staff recommends **approval** of the request as presented.