



## Legislation Text

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**File #:** Ord. 2022-45, **Version:** 1

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### **AGENDA CAPTION:**

Receive a staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2022-45, amending the Official Zoning Map of the City in Case No. ZC-22-24, by rezoning approximately 136.912 acres of land located at 900 Francis Harris Lane, one mile South of the Francis Harris Lane and South Old Bastrop Highway Intersection from "FD" Future Development District to "CD-2.5" Character District - 2.5, or, subject to consent of the owner, another less intense zoning district classification; including procedural provisions; and providing an effective date, and consider of approval of Ordinance 2022-45, on the first of two readings.

**Meeting date:** July 5, 2022

**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]

N/A

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 - 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:**

The applicant seeks zoning for development of approximately 470 single-family lots pursuant to the CD-2.5 Zoning District Regulations. An annexation request is being considered concurrent with this zoning change application.

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

At their June 14, 2022 meeting, the Planning & Zoning Commission recommended **approval** of the request as presented with a 5-3 vote. The following topics were discussed: the concerns of a notice recipient regarding (a) maintaining positive drainage so that the notice recipient's stock tank continues to be filled and (b) the noise generated by the nearby power plant. Additionally, the Commission sought clarification on (c) the width of the LCRA easement and if it would be relocated, (d) the typical house size (per the applicant: 1,500 to 3,000 sf), and (e) the potential health related impact of living near a power plant facility.

**Alternatives:**

Click or tap here to enter text.

**Recommendation:**

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