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ZONING CHANGE REVIEW SHEET

CASE: C14-2011-0122 (Atlantic-14)

Z.A.P. DATE: November 15, 2011

ADDRESS: 15433 FM 1325 Road

OWNER/APPLICANT: Mike McCarty

AGENT: Jim Bennett Consulting (Jim Bennett)

ZONING FROM: I-RR

TO: MF-3

AREA: 14.71 acres

SUMMARY STAFF RECOMMENDATION:

The staff recommends MF-3-CO, Multi-family Residence-Medium Density-Conditional Overlay Combining District, zoning. The conditional overlay will limit development on the site to less than 2,000 vehicle trips per day and require that the applicant comply with compatibility standards along the northeast and east property lines adjacent to the existing single family residences.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

DEPARTMENT COMMENTS:

The property in question is undeveloped and moderately vegetated. The tract of land to the north is developed with a convenience storage use (Storage Mart Self Storage). To the south there appears to be a construction sales and services use with an office/warehouse facility (Haegelin Supply). The lots to the east contain single-family residences (Willow Run at Wells Branch Residential Neighborhood). To the west there is a plant nursery (Newton Nursery) and a multifamily use (The Preserve Apartments), across FM 1325. The applicant is requesting permanent MF-3, Multi-family Residence-Medium Density District, zoning to develop this site with an apartment complex.

The staff recommends MF-3-CO district zoning at this location because the site meets the intent of the Multi-family Residence-Medium Density District as the property takes access from FM 1325 Road. The proposed zoning would be compatible with surrounding uses as there is an existing multifamily development (The Preserve Apartments) to the west of this site on the other side of FM 1325 Road.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Undeveloped
<i>North</i>	County	Convenience Storage (Storage Mart Self Storage), Single-Family Residences (Willow Run at Wells Branch)
<i>South</i>	County	Office/Warehouse/Outdoor Storage (Haegelin Supply)
<i>East</i>	County	Single-Family Residences (Willow Run at Wells Branch Residential Neighborhood)
<i>West</i>	County	Plant Nursery (Newton Nursery), Multifamily (The Preserve Apartments)

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AREA STUDY: N/A

TIA: Waived

WATERSHED: Rattan Branch

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

- Austin Heritage Tree Foundation
- Austin Monorail Project
- Austin Northwest Association
- Austin Parks Foundation
- Homeless Neighborhood Association
- League of Bicycling Voters
- Sierra Club, Austin Regional Group
- The Real Estate Council of Austin, Inc.

SCHOOLS: Round Rock ISD

- Wells Branch Elementary
- Chisholm Trail Middle School
- Cedar Ridge High School
- Round Rock High School

CASE HISTORIES: N/A

RELATED CASES: There are no pending related cases.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	ADT
FM 1325	Varies	2 @ 24'	Farm to Market Road	14,600

CITY COUNCIL DATE: December 8, 2011

ACTION:

ORDINANCE READINGS: 1st

2nd

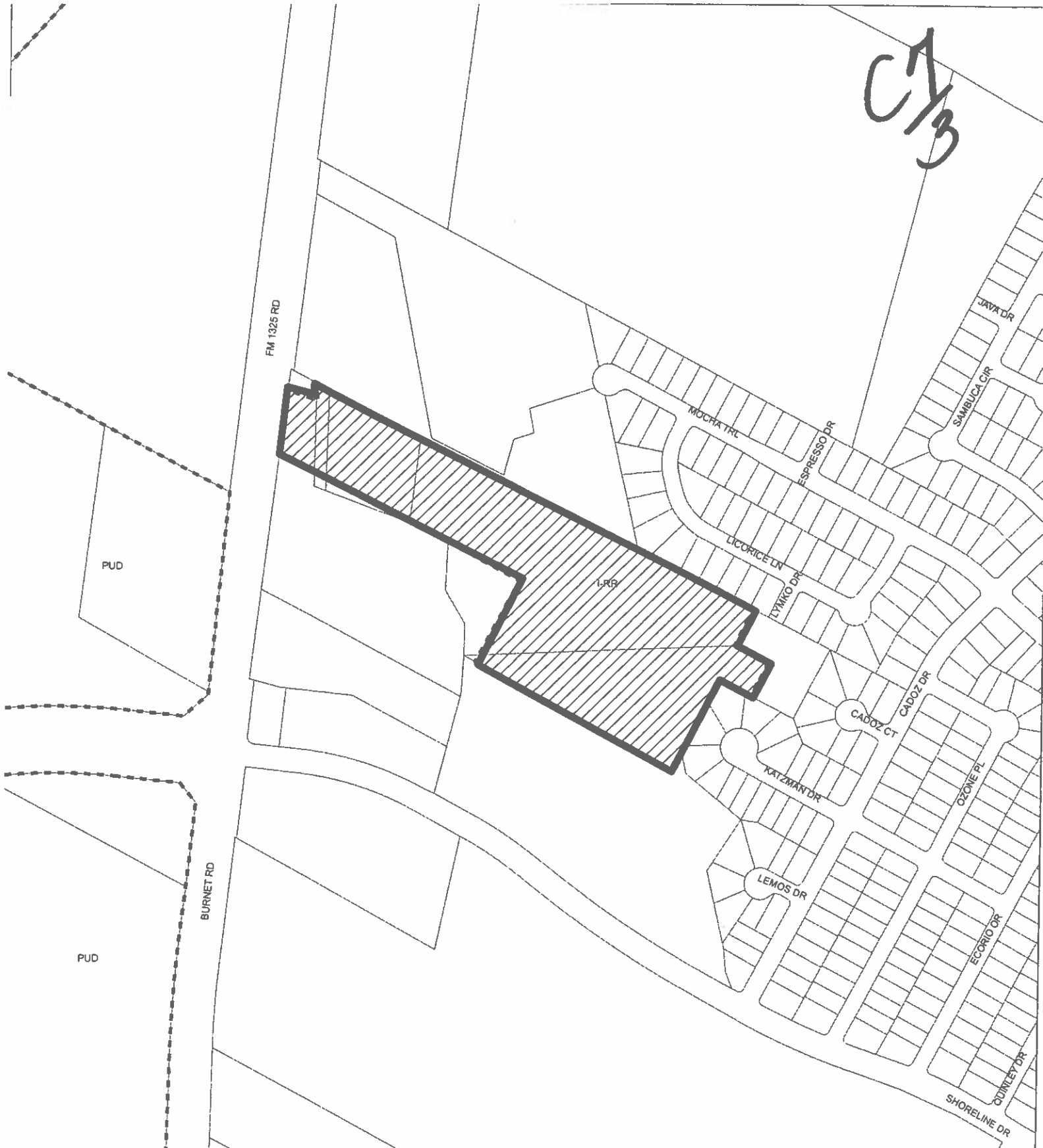
3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis




PHONE: 974-3057,
sherri.sirwaitis@ci.austin.tx.us

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ZONING

ZONING CASE#: C14-2011-0122

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





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STAFF RECOMMENDATION

The staff recommends MF-3-CO, Multi-family Residence-Medium Density-Conditional Overlay Combining District, zoning. The conditional overlay will limit development on the site to less than 2,000 vehicle trips per day.

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Multifamily residence medium density (MF-3) district is the designation for multifamily use with a maximum density of up to 36 units per acre, depending on unit size. An MF-3 district designation may be applied to a use in a multifamily residential area located near supporting transportation and commercial facilities in a centrally located area or in an area for which medium density multifamily use is desired.

2. *The proposed zoning should promote consistency and orderly planning. Granting of the request should result in an equal treatment of similarly situated properties.*

The proposed zoning would be compatible with surrounding uses as there is an existing multifamily development (The Preserve Apartments) located in PUD zoning to the west of this site on the other side of FM 1325 Road.

3. *The proposed zoning should allow for a reasonable use of the property.*

MF-3-CO zoning would permit the applicant to develop this site with multifamily residential uses that will provide a mixture of housing opportunities in this area of the city.

EXISTING CONDITIONS

Site Characteristics

The property in question is a large undeveloped tract of land that relatively flat and moderately vegetated.

Environmental

The site is located over the North Edwards Aquifer Recharge Zone. It is in the Desired Development Zone. The site lies on or very close to the divide between the Walnut Creek (Suburban) and the Rattan Creek (Suburban) watersheds of the Colorado River Basin. A geological and / or topographical analysis of the site may be needed to determine the exact boundaries of the aforementioned watersheds.

Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

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Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

According to floodplain maps, there is no floodplain within, or adjacent to the project boundary.

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

Impervious Cover

The maximum impervious cover allowed by the MF-3 zoning district would be 65%. However, because the Watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover on this site would be limited by the watershed ordinance. Following are the comments for each watershed:

Rattan Creek Watershed

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family Residential (min. lot size 5750 sq. ft.)	45%	50%
One or Two Family Residential (lot size < 5750 sq. ft.)	55%	60%
Multifamily Residential	60%	65%
Commercial	65%	70%

Walnut Creek Watershed

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

Note: The most restrictive impervious cover limit applies.

Site Plan

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

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Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in storm water runoff will be mitigated through on-site storm water detention ponds, or participation in the City of Austin Regional Stormwater Management Program, if available.

Transportation

No additional right-of-way is needed at this time.

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

There are no existing sidewalks along FM 1325 Road.

FM 1325 Road is classified in the Bicycle Plan as Route No. 305.

Capital Metro bus service (Route No. 243) is available along FM 1325 Road.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	ADT
FM 1325	Varies	2 @ 24'	Farm to Market Road	14,600

Water and Wastewater

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. City wastewater is not currently to the site. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required and obtaining approval of any required service extension requests. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2011-0122

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing: Nov 15, 2011, Zoning and Platting Commission

Dec 8, 2011, City Council

V. PALACIOS
Your Name (please print)

I am in favor
 I object

15501 FM 1525

Your address(es) affected by this application

Sherri Sirwaitis 11-5-11
Signature Date

Daytime Telephone: 512-917-6618

Comments: I HAVE ALWAYS WANTED THIS AREA DEVELOPED. I HAVE PROPERTY IN BACK. GOOD LUCK.

I NEED WITH CITY WALTER. THE ALUP HAS NEVER HELPED ME. X

If you use this form to comment, it may be returned to:

City of Austin
Planning & Development Review Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

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