

ZONING CHANGE REVIEW SHEET

CASE: C14-2014-0046
(Fort Dessau Condominiums)

Z.A.P. DATE: May 20, 2014

ADDRESS: 13826 Dessau Road

OWNER/APPLICANT: Continental Homes of Texas, LP (Richard Maier)

AGENT: Alice Glasco Consulting (Alice Glasco)

ZONING FROM: SF-2-CO **TO:** LR-MU

AREA: 0.4719 acres (20,555.964 sq. ft.)

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant LR-MU, Neighborhood Commercial-Mixed Use District, zoning.

ZONING AND PLATTING COMMISSION:

5/20/14: Approved staff's recommendation of LR-MU zoning by consent (6-0, R. McDaniel-absent); P. Seeger-1st, S. Compton-2nd.

DEPARTMENT COMMENTS:

The property in question is an undeveloped tract of land that fronts onto Dessau Road. The property was annexed by the City of Austin on December 31, 2003 through annexation case: C7A-03-013. The previous owner requested permanent zoning on original 145-acre Fish Tract site located at the northwest intersection of Dessau Road and E. Howard Lane for commercial and residential uses in 2004 (previous zoning case: C14-04-0056). The applicant is requesting to rezone an additional portion of LR-MU zoning to join with the current LR-MU zoned area to the north to develop a detention area which will serve the proposed condominium development to the north.

The staff recommends the applicant's request for LR-MU zoning because the proposed zoning will be compatible with the existing LR-MU zoned area to the north and will allow for a mixture of commercial/residential uses to provide services for this planned development and for the existing single-family residential uses to the north and the manufactured housing park to the east (across Dessau Road), which are both located in the county.

The applicant agrees with staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-2-CO	Undeveloped
<i>North</i>	LR-MU	Undeveloped
<i>South</i>	P	Undeveloped
<i>East</i>	County	Manufactured Homes
<i>West</i>	P	Undeveloped

AREA STUDY: N/A**TIA:** Not Required**WATERSHED:** Harris Branch**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** N/A**HILL COUNTRY ROADWAY:** N/A**NEIGHBORHOOD ORGANIZATIONS:**

Austin Heritage Tree Foundation
 Austin Monorail Project
 Bike Austin
 Homeless Neighborhood Association
 Pflugerville Independent School District
 SELTEXAS
 Sierra Club, Austin Regional Group
 The Real Estate Council of Austin

SCHOOLS:

Copperfield Elementary School
 Pflugerville Middle School
 Dobie Middle School
 Lanier High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2013-0043 (Fort Dessau-SF-6: 13826 Dessau Road)	LR to SF-6	5/21/13: Approved the staff's recommendation of SF-6 district zoning on consent (5-0, C. Banks and J. Meeker-absent); P. Seeger-1 st , S. Compton-2 nd .	9/26/13: Approved SF-6 zoning on 1 st reading on consent (7-0); B. Spelman-1 st , S. Cole-2 nd . 10/17/13: Approved SF-6 zoning on 2 nd /3 rd readings by consent (6-0, M. Martinez-off dais); B. Spelman-1 st , S. Cole-2 nd .
C14-2013-0042 (Fort Dessau-P: 13826 Dessau Road)	SF-2-CO to P	5/21/13: Approved the staff's recommendation of P district zoning on consent (5-0, C. Banks and J. Meeker-absent); P. Seeger-1 st , S. Compton-2 nd .	9/26/13: Approved P zoning on 1 st reading on consent (7-0); B. Spelman-1 st , S. Cole-2 nd . 10/17/13: Approved P zoning on 2 nd /3 rd readings by consent

			(6-0, M. Martinez-off dais); B. Spelman-1 st , S. Cole-2 nd .
C14-2013-0041 (Fort Dessau- GR: 1602 Fish Lane)	SF-2-CO to GR *MF-3 *On April 29, 2013, the applicant sent the staff a letter asking to amend their rezoning request to the MF- 3district	6/18/13: Approved staff's recommendation of MF-3 zoning by consent (6-0, C. Banks-absent); P. Seeger-1 st , R. McDaniel-2 nd .	9/26/13 : Approved MF-3 zoning on first reading on consent (7-0); B. Spelman-1 st , S. Cole-2 nd . 10/17/13: Approved MF-3 zoning on consent on 2 nd /3 rd readings (6-0, M. Martinez-off dais); B. Spelman-1 st , S. Cole-2 nd .
C14-2007-0103 (Del Cerro: 13700 Dessau Road)	GR-MU, GR, SF-2-CO to MF-3	8/21/07: Approved staff's recommendation of MF-3 zoning by consent (7-0, K. Jackson-absent); J. Martinez-1 st , J. Gohil-2 nd .	9/27/07: Approved MF-3 zoning by consent (5-0); all 3 readings
C14-06-0098 (Harris Ridge: 13809 Harris Ridge Boulevard)	LI-CO to Tract 1: SF- 6 and Tract 2: LI	11/21/06: Approved staff's recommendation of SF-6-CO zoning for Tract 1, with following conditions: 1) Changed setback requirement to a 45-foot building setback from the southern property line along proposed Tract 2; 2) Added requirement for an 8-foot masonry fence along the southern property line along proposed Tract 2; 3) Included a 25-foot vegetative buffer along the western property line bordering single family development in the County; 4) Approved staff's recommendation for LI zoning for Tract 2, adding a conditional overlay for the following: Establish a 78-foot building setback from the northern property line along proposed Tract 1; 5) Include the TIA recommendations for Tracts 1 and 2 as provided in Attachment D in a public restrictive covenant. Vote: (9-0); K. Jackson-1 st , B. Baker-2 nd .	12/07/06: Approved SF-6-CO zoning for Tract 1 and LI-CO zoning for Tract 2 (7-0); 1 st reading 6/29/07: Approved SF-6-CO zoning for Tract 1 and LI-CO zoning for Tract 2, with conditions (7-0); 2nd/3rd readings
C14-04-0139 (Howard Lane Industrial Park: 1100 East Howard Lane)	I-RR to LI	11/2/04: Approved staff's recommendation of LI-CO zoning with added condition of no Adult Oriented Businesses, by consent (9-0)	12/02/04: Approved LI-CO, with a CO for 2,000 vtpd limit and prohibiting Adult Oriented Businesses, (7-0); all 3 readings

C14-04-0127 (Wright Subdivision Dessau Road Zoning Change: 1624 East Howard Lane)	GR-CO to GR	10/19/04: Approved staff's recommendation of GR-CO zoning, with CO to prohibit Adult Oriented Businesses and a public RC encompassing the TIA recommendations, by consent (9-0)	11/18/04: Granted GR-CO (7-0); all 3 readings
C14-04-0056 (Fish Tract: 13600-14224 Dessau Road)	I-RR to SF-2, SF-6, MF-3 and CS	11/02/04: Approved staff's recommendation of : Tract 1, Block A: GR-MU Tract 2, Block A: GR Tract 3, Block A: GR Tract 4, Block A: GR Tract 5, Block A: GR Tract 6, Block A: SF-2-CO (The conditional overlay includes a 100-foot vegetative buffer with a sound barrier fence along the western boundary of this tract to create a physical separation from the commercial/mixed use development proposed on Tract 1, Block A.) Tract 7, Block A: LR-MU Tract 8, Block A: MF-3 Tract 9, Block A: SF-6 Tract 10, Block A: LR Tract 1, Block B: GR-MU Tract 2, Block B: GR-MU In addition, require a public restrictive covenant to encompass the Transportation Impact Analysis Recommendations, by consent (9-0)	12/16/04: Granted SF-2-CO, SF-6, MF-3, LR-MU, GR and GR-MU on all 3 readings (7-0)
C14-00-2101 (Harris Ridge Rezoning: Harris Glenn Drive At Howard Lane)	DR to CS	8/1/00: Approved staff rec. w/ condition of no Adult Oriented Businesses (8-0)	9/28/00: Approved GR-CO w/ conditions on TR 1 & 2 (7-0); all 3 readings

RELATED CASES: SP-2013-0452C (Site Plan Case Under Review)
C14-2013-0041 (Previous zoning/rezoning cases)
C14-2013-0042
C14-2013-0043
C14-04-0056
C7A-03-013 (Annexation case)

ABUTTING STREETS:

Name	ROW	Pavement	Classification	ADT
Dessau Road	Varies	MAD-4	Major Arterial	1,659

CITY COUNCIL DATE: June 12, 2014

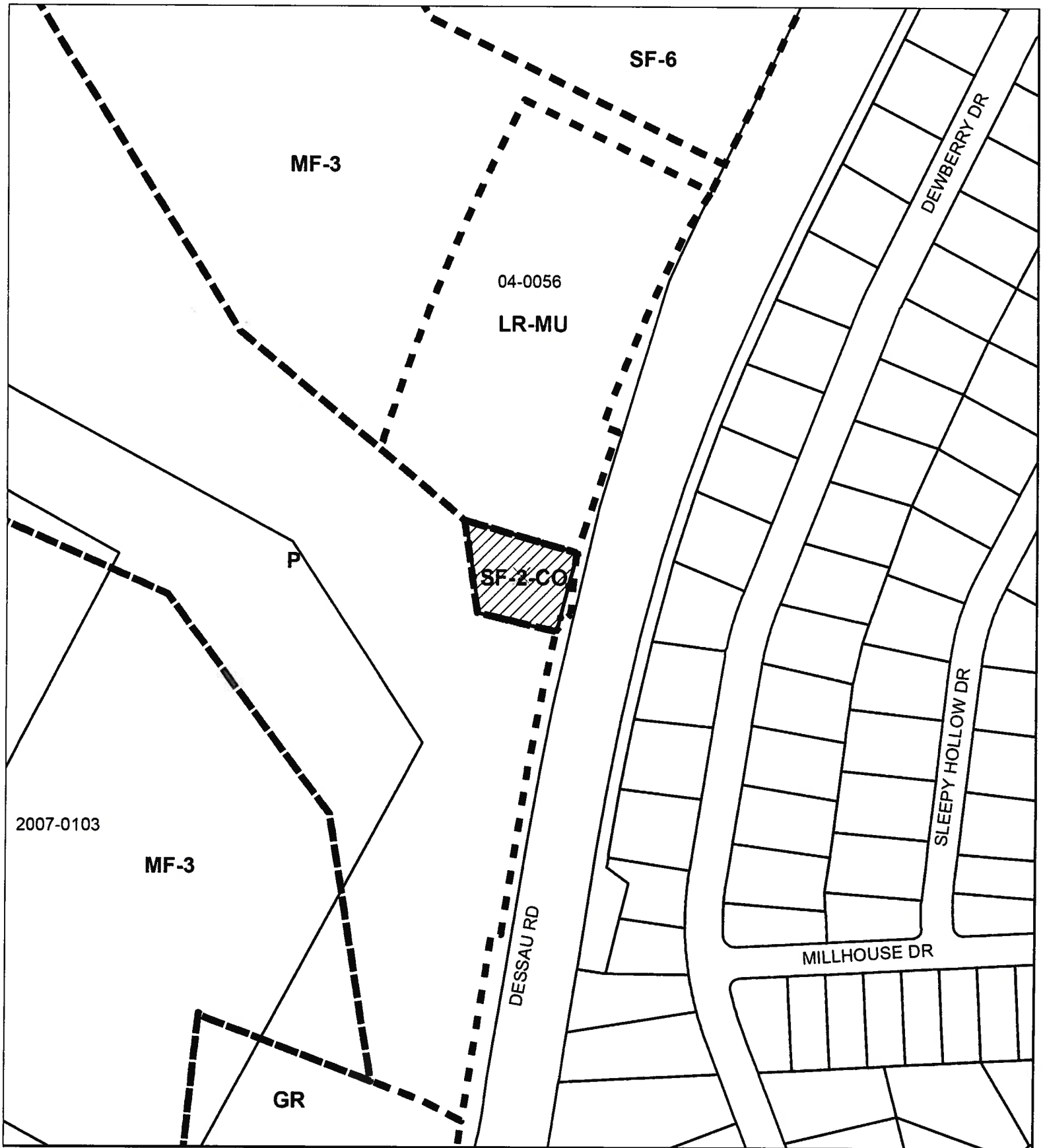
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

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

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



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

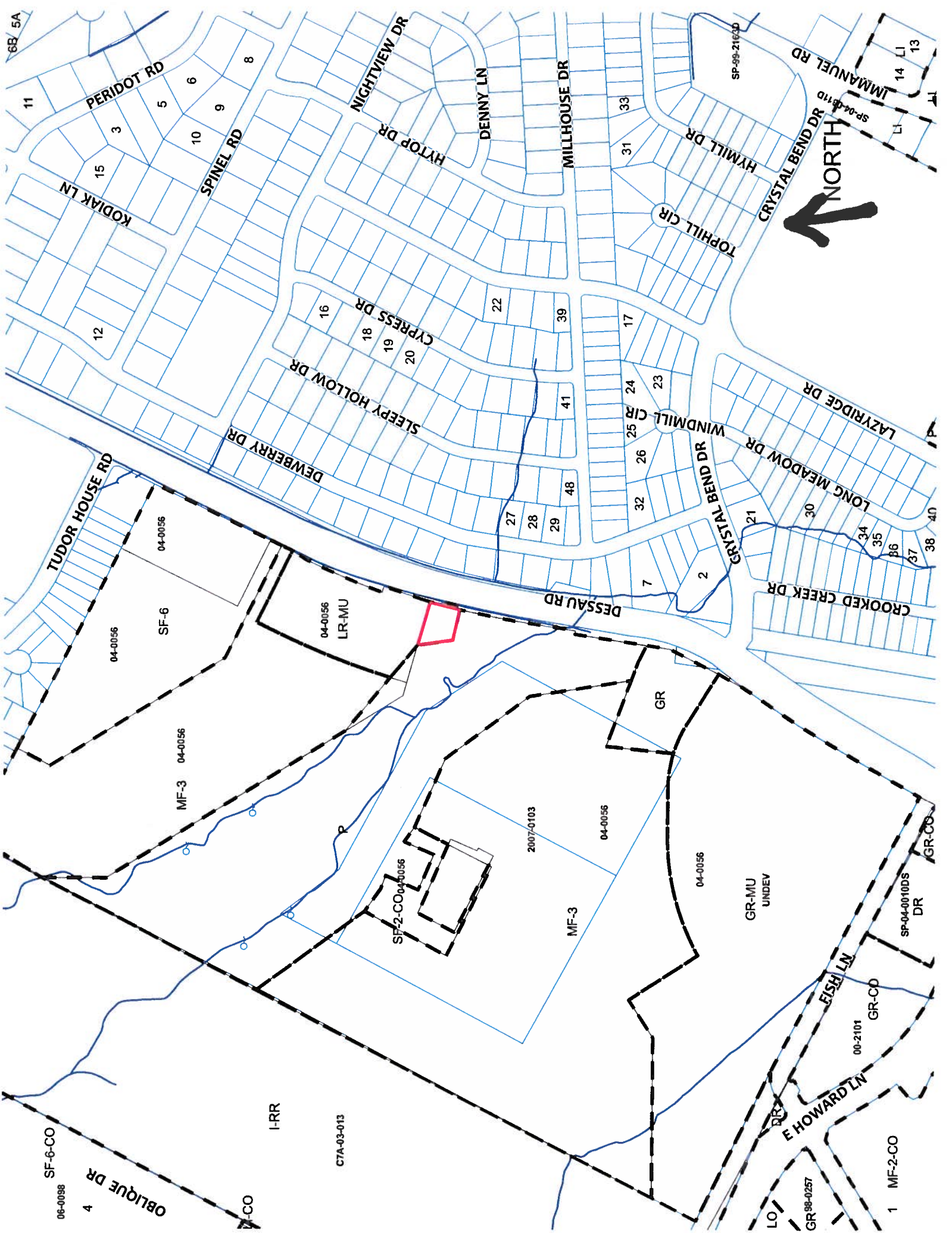
ZONING CASE C14-2014-0046

1" = 200'

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.

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STAFF RECOMMENDATION

The staff's recommendation is to grant LR-MU, Neighborhood Commercial-Mixed Use District, zoning.

BASIS FOR RECOMMENDATION

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

The Neighborhood Commercial (LR) district is the designation for a commercial use that provides business service and office facilities for the residents of a neighborhood.

The purpose of a Mixed Use (MU) combining district is to allow office, retail, commercial, and residential uses to be combined in a single development.

2. *Zoning changes should promote compatibility with adjacent and nearby uses.*

The proposed LR-MU zoning district will be compatible with the existing LR-MU zoned area to the north and will allow for commercial/retail uses to provide services for the residential uses planned within this development and for the existing residential neighborhood to the north and the manufactured housing development to the east, in the County.

3. *Zoning should allow for reasonable use of the property.*

The proposed zoning will permit the applicant to join this small parcel with the current LR-MU zoned tract to the north to develop a detention pond which will serve the planned condominium development to the north. The redevelopment of this property will provide for additional housing opportunities in an area of the city with numerous employment facilities, such as Dell Computers and Samsung.

EXISTING CONDITIONS

Site Characteristics

The subject tract is currently an undeveloped tract of land that was previously part of a single-family homestead/ranch area.

Comprehensive Planning

SF-3 to LR-MU

This zoning case is located on the west side of Dessau Road, approximately 475 ft. south of Tudor House Road. The property is: vacant, not located within the boundaries of a neighborhood planning area, and is approximately .47 acres in size. Surrounding land uses include single family housing to the north and east, and vacant land to the south and west. The proposed use is a detention pond for the proposed Fort Dessau Condominium Project.

Imagine Austin

The comparative scale of the site relative to adjoining residential and commercial uses along Dessau Road, as well as the site not being located along an Activity Corridor or within an Activity Center

(the property is located just out a Neighborhood Activity Center), falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on the proposed rezoning.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Harris Branch Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

According to floodplain maps there is a floodplain within or adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within the project location.

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

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 512-974-1876. 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.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

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

Hill Country Roadway

The site is not within a Hill Country Roadway Corridor.

Impervious Cover

The maximum impervious cover allowed by the LR zoning district would be 80%. 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.

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 Gross Site Area</i>	<i>% of Gross Site Area 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%

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 stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program, if available.

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.

There is a site plan currently under review for this site, SP-2013-0452C.

Transportation

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

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

Dessau Road is classified in the Bicycle Plan as Bike Route No. 59.

Capital Metro bus service is not available along Dessau Road.

There are existing sidewalks along Dessau Road.

Eric Dusza in the Neighborhood Connectivity Division may provide additional comments regarding mobility enhancement and bicycle/pedestrian facilities.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	ADT
Dessau Road	Varies	MAD-4	Major Arterial	1,659

Water and Wastewater

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. 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 by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. 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.