

ZONING CHANGE REVIEW SHEET

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CASE: C14-2015-0033 (Park at Wellspoint)

Z.A.P. DATE: April 21, 2015

ADDRESS: 1300 West Wells Branch Parkway

DISTRICT AREA: 7

OWNER/APPLICANT: River City Partners, Ltd. (GW Broesche)

AGENT: LJA Engineering, Inc. (Michael Chapa, P.E.)

ZONING FROM: I-RR

TO: SF-6

AREA: 11.683 acres

SUMMARY STAFF RECOMMENDATION:

The staff recommends SF-6, Townhouse & Condominium Residence District, zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

DEPARTMENT COMMENTS:

The property in question is a large undeveloped tract of land that fronts onto West Wells Branch Parkway. There is a single family neighborhood in the county to the north. The property to the south, across Wells Branch Parkway, is developed with an Exterminating services use (Orkin) and a Limited Warehousing and Distribution (UPS Freight, ACT AAA Cooper Transportation). To the east there is a water tower (Manville Water Tower) and a detention pond. The lots to the west are developed with a commercial retail center (Countryside Place: HEB Grocery Store, HEB Gas Pumps, T-Mobile, Sally's Beauty Supply, Cost Cutters, H& R Block, 10 Pretty Nails, GNC, Subway, Ace Cash Express, Rent a Center, and Goodwill, Restaurants (Jack in the Box and Taco Cabana) and a Service Station (Texaco). The applicant is requesting SF-6 zoning to develop condominiums at this location.

The staff recommends SF-6, Townhouse & Condominium Residence District, zoning for the site under consideration. The property meets the intent of the SF-6 district as it is a large tract of land that fronts onto an arterial roadway, Wells Branch Parkway. The proposed zoning is compatible with surrounding zoning as there is single family residential zoning to the east (RR, SF-4A). SF-6 will allow for a transition in uses from the GR-CO zoning to the west to the single family zoning to the east. The proposed zoning will provide for a mixture of housing opportunities in this area of the city.

The applicant agrees with the staff's recommendation.

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EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Undeveloped
<i>North</i>	County	Single-Family Residences
<i>South</i>	CS-CO	Office/Commercial/Industrial (Wells Branch Tech Center: Emerson Network Power, NGS-National Service Group, Mr. Rekey Locksmith Services, UHS, Harmony Science Academy), Exterminating Services (Orkin), Limited Warehousing and Distribution (UPS Freight, ACT AAA Cooper Transportation)
<i>East</i>	I-RR, RR	Manville Water Tower, Detention Pond
<i>West</i>	GR, GR-CO	Commercial Retail Center (Countryside Place: HEB Grocery Store, HEB Gas Pumps, T-Mobile, Sally's Beauty Supply, Cost Cutters, H& R Block, 10 Pretty Nails, GNC, Subway, Ace Cash Express, Rent a Center, and Goodwill, Restaurants (Jack in the Box and Taco Cabana), Service Station (Texaco)

AREA STUDY: N/A

TIA: Waived

WATERSHED: Harris Branch

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
 North Growth Corridor Alliance
 Pflugerville Independent School District
 Sarah's Creek Owners Association Inc.
 Sarah's Creek HOA
 SELTEXAS
 Sierra Club, Austin Regional Group
 The Real Estate Council of Austin, Inc.

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2012-0156 (Austin 7: 1434 West Wells Branch Parkway)	I-RR to GR	1/15/13: Approved staff's recommendation of GR-CO zoning, w/ 2,000 vtpl per day, by consent (6-0, P. Seeger-absent); G. Rojas-1 st , S. Compton-2 nd .	2/14/13: Approved GR-CO zoning on all 3 readings (6-0; M. Martinez-off the dais); B. Spelman-1 st , C. Riley-2 nd .
C14-2011-0123 (Wells Branch Properties: 1215, 1301, and 1307 Wells Branch Parkway)	RR to LI* *On November 7, 2011, the agent for this case stated that the applicant agrees with the staff's rec. of CS	11/15/11: Approved CS-1-CO zoning on consent (6-0, G. Bourgeois-absent); P. Seeger-1 st , C. Banks-2 nd .	12/08/11: Approved CS-CO zoning on consent (6-0; S. Cole-off dais); B. Spelman-1 st , L. Morrison-2 nd .

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	district zoning for this site. Mr. Faust also said that his client would like to offer a conditional overlay for this case to prohibit Adult Oriented Business and Pawn Shop uses at this location.		
C14-05-0148 (North IH-35 and West Howard Lane)	I-RR to CS-MU	10/18/05: Approved staff's recommendation for CS-MU-CO zoning, with 2,000 vehicle trip limit, by consent (9-0); J. Martinez-1 st , J. Gohil-2 nd .	11/17/05: Approved ZAP recommendation of CS-MU-CO zoning by consent (7-0)
C14-05-0007 (1517 Kramer Lane)	SF-6 to LO	2/12/03: Approved LO-MU-CO-NP w/ conditions (7-0)	3/20/03: Approved LO-MU-CO-NP zoning (7-0); 1 st reading 4/24/03: Approved LO-MU-CO-NP (6-0); 2 nd /3 rd readings
C14-03-0083 (Iron Mountain Office Warehouse: 15300 FM 1825 Road)	I-RR to CS	6/24/03: Approved staff rec. of CS-CO by consent (7-0)	7/31/03: Approved CS-CO zoning (7-0); all 3 readings
C14-00-2140 (Sarah's Creek South: Drusilla Drive)	I-RR to SF-4	8/15/00: Approved staff rec. of SF-4A by consent (9-0)	9/28/00: Approved SF-4A for Tract 1 and RR for Tract 2 (7-0); 1 st reading 12/07/00: Approved SF-4A for Tract 1 and RR for Tract 2 (7-0); 2 nd /3 rd readings
C14-00-2137 (Sarah's Creek: Drusilla Drive)	I-RR to SF-4	8/15/00: Approved staff rec. of SF-4A by consent (9-0)	9/28/00: Approved SF-4A (7-0); all 3 readings
C14-98-0076	I-RR to LI	7/14/98: Approved W/LO-CO w/conditions (7-1, SA-Nay)	10/8/98: Approved CS-CO w/many conditions (6-0); 1 st reading 4/1/99: Approved CS-CO w/ conditions (7-0); 2 nd /3 rd readings
C14-98-0069	I-RR to CS	7/14/98: Approved GR (8-1, RR-Nay)	8/13/98: Approved CS-CO (6-0); 1 st reading 10/1/98: Approved CS-CO w/ conditions (7-0); 2 nd /3 rd readings

RELATED CASES: There are no pending related cases.

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ABUTTING STREETS:

Name	ROW	Pavement	Classification	Daily Traffic
Wells Branch Parkway	120'	2@29'	Major Arterial	Not Available

CITY COUNCIL DATE: May 14, 2015

ACTION:

ORDINANCE READINGS: 1st

2nd




3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 512-974-3057,
sherri.sirwaitis@austintexas.gov



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

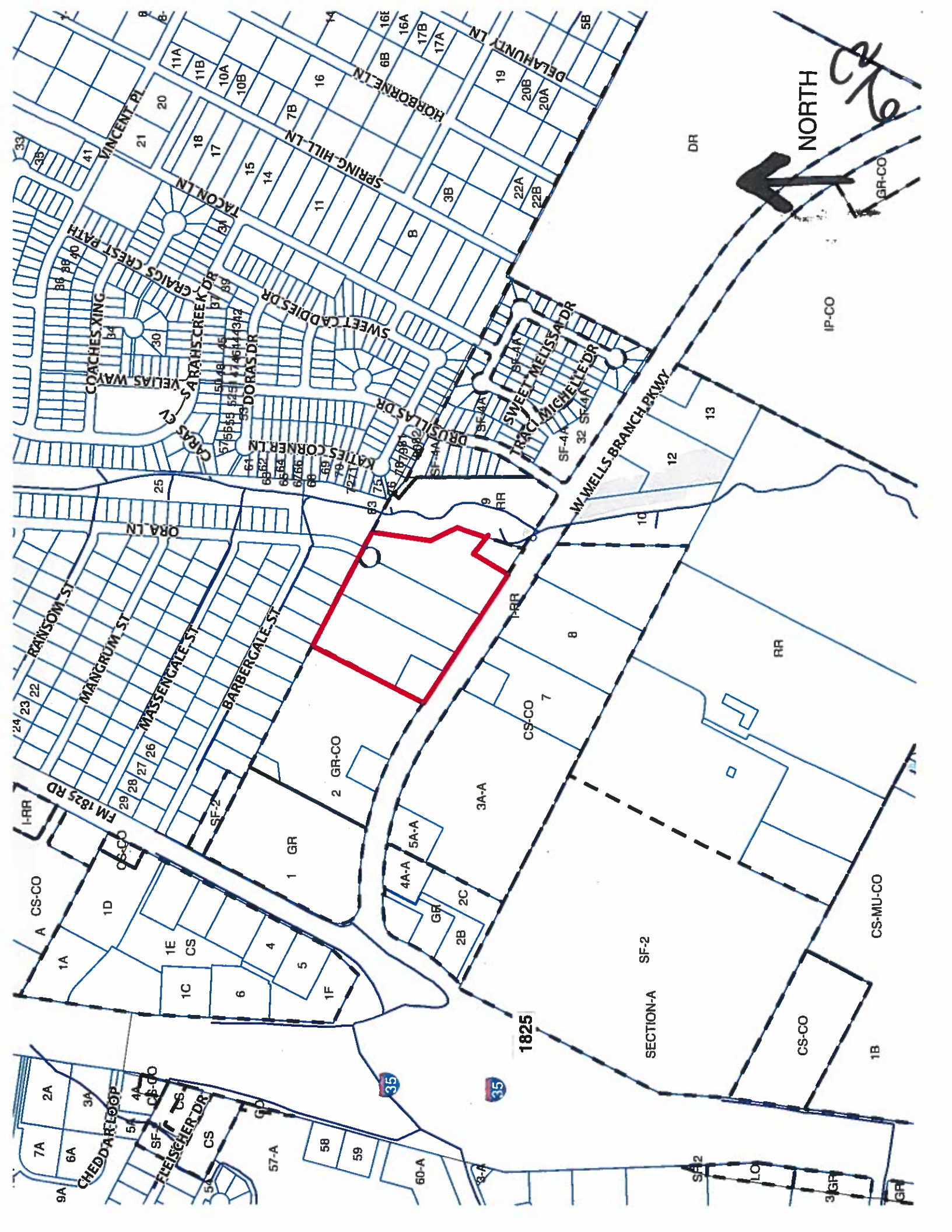
ZONING
CASE#: C14-2015-0033



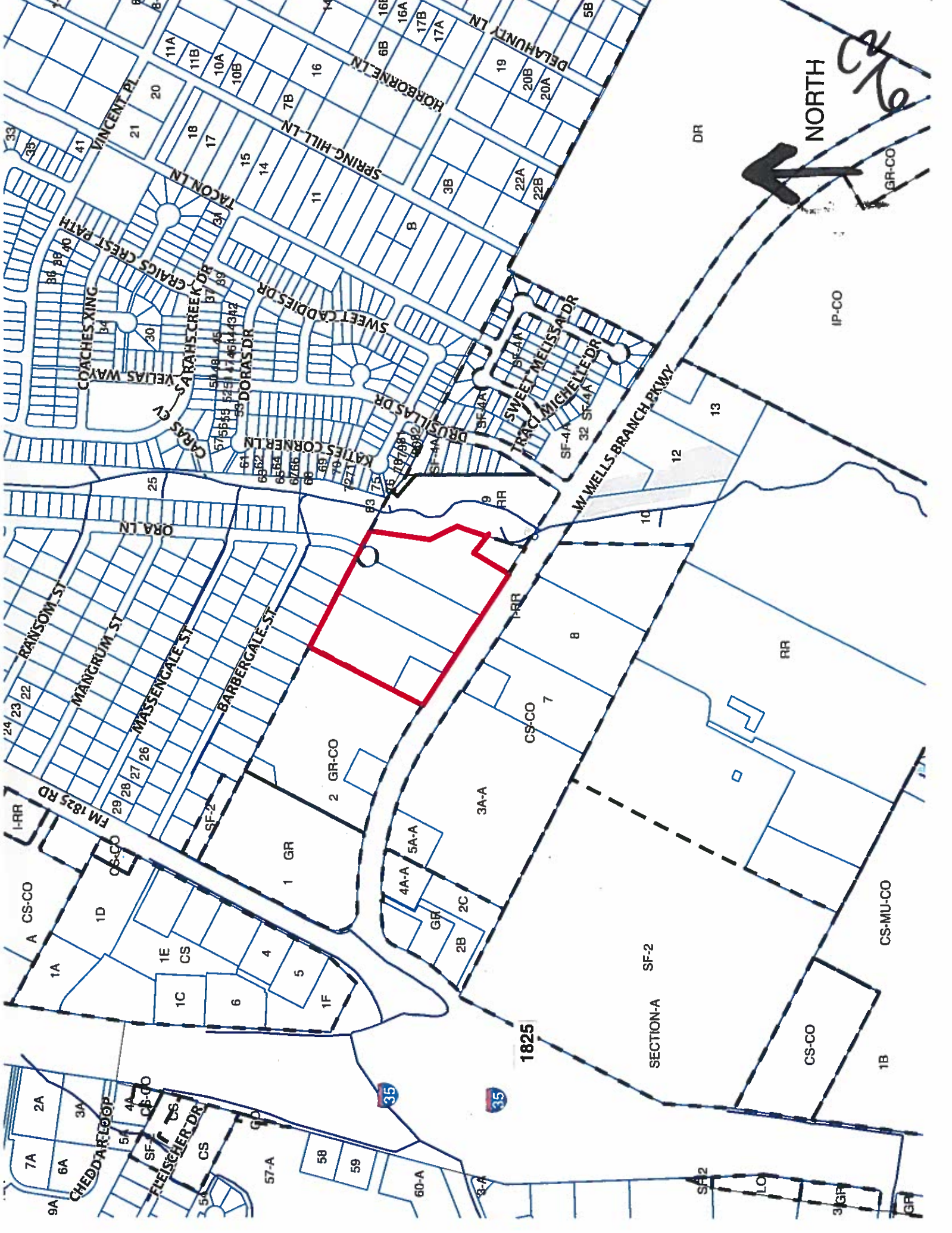
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1" = 400'



NORTH



VINCENT PL
SPRING HILL LN
HOBORNET LN
DELAHUNTY LN
TACON LN
GRAIGS CREST PATH
COACHES XING
VELIAS WAY
SARAHSCREEK DR
GRAIGS CREEK DR
SWEET CADDIES DR
DORAS DR
KATES CORNER LN
DRUGGILLAS DR
SWEET BEAK
TRACY MELISSA DR
MICHELLE DR
W. WELLS BRANCH PKWY
MANGRUM ST
BARBERGALE ST
MASSENGALE ST
RANSOM ST
ORA LN
FM 1825 RD
SECTION-A
1825
35
35
7A, 2A, 3A, 4A, 5A, 6A, 7A, 8A, 9A, 10A, 11A, 12A, 13A, 14A, 15A, 16A, 17A, 18A, 19A, 20A, 21A, 22A, 23A, 24A, 25A, 26A, 27A, 28A, 29A, 30A, 31A, 32A, 33A, 34A, 35A, 36A, 37A, 38A, 39A, 40A, 41A, 42A, 43A, 44A, 45A, 46A, 47A, 48A, 49A, 50A, 51A, 52A, 53A, 54A, 55A, 56A, 57A, 58A, 59A, 60A, 61A, 62A, 63A, 64A, 65A, 66A, 67A, 68A, 69A, 70A, 71A, 72A, 73A, 74A, 75A, 76A, 77A, 78A, 79A, 80A, 81A, 82A, 83A, 84A, 85A, 86A, 87A, 88A, 89A, 90A, 91A, 92A, 93A, 94A, 95A, 96A, 97A, 98A, 99A, 100A



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NORTH

1825

RR

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STAFF RECOMMENDATION

The staff recommends SF-6, Townhouse & Condominium Residence District, zoning.

BASIS FOR RECOMMENDATION

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

Townhouse and condominium residence (SF-6) district is the designation for a moderate density single family, duplex, two-family, townhouse, and condominium use that is not subject to the spacing and location requirements for townhouse and condominium use in an SF-5 district. An SF-6 district designation may be applied to a use in an area with large lots that have access to streets other than minor residential streets. An SF-6 district may be used as a transition between a single family and multifamily residential use.

2. *The proposed zoning should promote consistency and orderly planning.*

The proposed zoning is compatible with surrounding zoning and uses as there is single family residential zoning to the east (RR, SF-4A). SF-6 will allow for a transition in uses from the GR-CO zoning to the west to the single family zoning to the east.

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

The proposed SF-6 zoning will permit the applicant to construct a condominium development on this vacant tract of land. The proposed zoning will provide for a mixture of housing opportunities in this area of the city.

EXISTING CONDITIONS

Site Characteristics

The site under consideration is a large moderately vegetated, undeveloped tract of land. The property fronts onto West Wells Branch Parkway, a major arterial roadway.

Comprehensive Planning

IRR to SF-6

This undeveloped property is approximately 11.6 acres in size and is located on the north side of W. Wells Branch Parkway. The property is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes single family housing to the north; light industrial, warehouse/office uses to the south; a closed big box store to the west; and a water tower to the east. The proposed use is a 100 unit detached condo project.

Imagine Austin

The *Imagine Austin Growth Concept Map* identifies the subject property as being located along an **Activity Corridor (W. Wells Branch Parkway)**. Activity corridors identify locations for additional people and jobs above what currently exists on the ground. They are characterized by a variety of activities and types of buildings located along the roadway, and are intended to allow people to

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reside, work, shop, access services, people watch, recreate, and hang out without traveling far distances. The following Imagine Austin Comprehensive Plan policies are applicable to this case:

- **LUT P3.** Promote development in compact centers, communities, **or along corridors** that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- **LUT P4.** Protect neighborhood character by directing growth to areas of change that includes **designated redevelopment areas, corridors** and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.
- **LUT P7.** Encourage infill and redevelopment opportunities **that place residential, work, and retail land uses in proximity** to each other to maximize walking, bicycling, and transit opportunities.

Based upon *Imagine Austin* policies referenced above that supports growth along Activity Corridors, including residential uses such as condos, staff believes that the proposed residential use is supported by Imagine Austin. The developer of this residential project is also strongly encouraged to make this project a 'complete community' by including the following amenities or features to the residential project: (1) adding street trees to provide shade and beauty; and (2) improving the public sidewalk (widening and repairing it) so residents can readily access the retail uses located along Wells Branch Parkway.

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 COA GIS, a Critical Water Quality Zone is located adjacent to the site. Development is limited in the Critical Water Quality Zone per LDC 25-8.

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

Numerous 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.

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Impervious Cover

The maximum impervious cover allowed by the zoning district would be 55%. 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%

Note: The most restrictive impervious cover limit applies.

Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Compliance with subchapter E, 2.7, Open Space, is required. 5% of the gross site area must be dedicated to common open space.

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 not exceed 2,000 vehicle trips per day over the existing land uses. [LDC, 25-6-117]

Wells Branch Parkway is classified in the Bicycle Plan as Bike Route No. 114.

Capital Metro bus service (Route No. 243) is available along Wells Branch Parkway.

There are existing sidewalks along Wells Branch Parkway.

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Existing Street Characteristics:

Name	ROW	Pavement	Classification	ADT
Wells Branch Parkway	Varies	MAD-4	Major Arterial	14,017

Water and Wastewater

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 land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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.