

ZONING CHANGE REVIEW SHEET

CASE: C14-2015-0143 (Rezoning of Lots 1, 2, and 7
of Parmer Place)

Z.A.P. DATE: December 1, 2015

DISTRICT AREA: 7

ADDRESS: 12320 and 12400 Dessau Road and 1600 East Parmer Lane

OWNER/APPLICANT: Dessau Partners, Ltd. (John C. Lewis)

AGENT: Longaro & Clarke, LP (Joseph Longaro)

ZONING FROM: GR

TO: MF-3-CO*

AREA: 11.81 acres

*The applicant is proposing a conditional overlay to limit development on the property to MF-2 density limitations (up to 23 units per acre).

SUMMARY STAFF RECOMMENDATION:

The staff recommendation is to grant MF-3-CO, Multi-family Residence-Medium Density-Conditional Overlay District, zoning with a conditional overlay to limit development on the property to MF-2 density limitations (up to 23 units per acre).

ZONING AND PLATTING COMMISSION RECOMMENDATION:

DEPARTMENT COMMENTS:

The property in question is undeveloped and moderately vegetated. The site is located at the northwestern intersection of Parmer Lane and Dessau Road. The surrounding land uses include a ranch to the north; undeveloped tracts and restaurant uses (Taco Bell and McDonalds) to the south; an undeveloped tract, retail stores (Dollar General and O'Reilly's Auto Parts) and a veterinary clinic (Dessau Veterinary Clinic) to the east; and developing multifamily residences to the west. The applicant would like to downzone a portion of the proposed Parmer Place development to MF-3-CO to develop an approximately 250 unit apartment complex with access to Parmer Lane and Dessau Road.

The staff recommends the applicant's request because the proposed zoning will meet the purpose statement and intent of the requested zoning district. The staff recommends MF-3-CO zoning for because this district will allow for the development of multi-family residential units fronting two arterial roadways, Parmer Lane and Dessau Road. The proposed development will provide for a variety of housing opportunities in this area near major employers such as Dell and Samsung.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR	Undeveloped
<i>North</i>	PUD	Ranch, Undeveloped Land
<i>South</i>	GR	Undeveloped Tract, Restaurant (Taco Bell), Undeveloped Tract, Restaurant (McDonalds), Undeveloped Tract
<i>East</i>	MF-2-CO, GR-MU, I-SF-2	Undeveloped Tract, Retail Sales (Dollar General), Vet Clinic (Dessau Veterinary Clinic), Retail Sales (O'Reilly Auto Parts), Undeveloped Tract
<i>West</i>	GR	Undeveloped Land

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

Austin Heritage Tree Foundation
 Austin Neighborhoods Council
 Copperfield Neighborhood Organization (CNO)
 Friends of Austin Neighborhoods
 Friends of Copperfield Nature Trails
 Friends of the Emma Barrientos MACC
 Harris Branch Master Association, Inc.
 Harris Glen HOA
 Harris Ridge Phase IV
 North Growth Corridor Alliance
 Pflugerville Independent School District
 SELTEXAS
 Sierra Club, Austin Regional Group
 Techridge Neighbors
 Yager Planning Area

SCHOOLS: Pflugerville I.S.D.

DELCO Primary
 Dessau Elementary
 Dessau Middle School
 Connally High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2007-0225 (Parmer Place, 1600-1622 East Parmer Lane)	DR, SF-2-CO to MF-2, GR	4/01/08: Approved staff's recommendation of MF-2 & GR district zoning with public RC for TIA conditions by consent (6-0, T. Rabago, J. Martinez-absent); K. Jackson-1 st , J. Shieh-2 nd .	5/08/08 : Approved MF-2 zoning for Tract1 and GR zoning for Tract 2, with conditions (read into the record that the traffic impact analysis recommendation by staff for the signalization improvements at Dessau Lane should not be 100%, but only 68.8 %) (7-0); 1 st reading 6/05/08: Approved MF-2 zoning for Tract1 and GR zoning for Tract 2 by consent(6-0, J. Kim- off the dais); 2 nd /3 rd readings
C14-05-0124	I-RR to GR	1/09/07: Approved GR-CO zoning, with following conditions: 1) a 4,137 vehicle trip per day limit and 2) the developer will pay for limited purpose median openings which will be limited to south bound on Dessau Road (6-0, B. Baker, J. Martinez, S. Hale-absent); J. Pinnelli-1 st , C. Hammond-2 nd .	11/08/07: Approved GR-CO zoning on 1 st reading by consent, with direction to review TIA as it is submitted now with the median break suggestion that Public Works has reviewed (7-0); B. Dunkerley-1 st , S. Cole- 2 nd .
C14-05-0065.SH	I-RR to MF-2	7/05/05: Approved staff's recommendation for MF-2-CO district zoning with the conditional overlay limiting the site to 2,000 vehicle trips per day, requiring the dedication of 70 feet of right-of- way from the existing/future centerline of Dessau Road in accordance with the Transportation Plan, and limiting development on the site to a maximum of 248 residential units (7-1, B. Baker- Nay, M. Whaley-Absent)	8/18/05: Approved ZAP recommendation of MF-2-CO (7-0); 1 st reading 8/25/05: Approved MF-2-CO with conditions by consent (7-0); 2 nd /3 rd readings
C14-04-0056	I-RR to SF-2, SF-6, MF-3, CS	11/02/04: Approved staff's recommendation of SF-2-CO, SF-6, MF-3, LR, LR-MU, GR, GR-MU zoning by consent (9-0)	12/16/04: Granted SF-2-CO, SF-6, MF-3, LR-MU, GR and GR-MU (7-0); all 3 readings
C14-04-0127	GR-CO to GR	10/19/04: Approved staff's recommendation of GR-CO zoning by consent (9-0). The CO prohibits Adult Oriented Business uses. In addition the public RC encompasses the TIA recommendations.	11/18/04: Granted GR-CO (7-0); all 3 readings

C14-03-0001	DR to LO	1/28/03: Approved staff's recommendation of LO-CO zoning, w/2,000 trip limit (8-0, J. Donisi-absent)	2/27/03: Granted LO-CO on all 3 (6-0, Goodman-out of room)
C14-00-2101	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
C14H-00-0005	DR to DR-H	9/12/00: Approved staff rec. by consent (6-0)	10/5/00: approved DR-H (5-0); all 3 readings
C14-98-0258	DR to MF-2	10/26/99: Approved staff rec. of MF-2-CO, w/ 400 unit limit, by consent (8-0, BH-off dias)	12/2/99: Approved PC rec. of MF-2-CO w/ conditions (6-0, WL-absent); 1 st reading 1/27/00: Approved 2 nd /3 rd readings by consent (6-0)
C14-98-0257	DR to GR	10/26/99: Approved staff rec. of LO-CO (TR 1, 2, 3) & GR (TR 4 & 5) by consent (8-0, BH-off dias)	12/2/99: Approved PC rec. of LO (TR1), LO-CO (TR 2 & 3) w/ conditions, and GR (TR 4 & 5) (6-0, WL-absent); 1 st reading 1/27/00: Approved 2 nd /3 rd readings by consent (6-0)
C14-98-0126	DR to GR	9/29/98: Approved LR-CO w/ conditions that uses limited to 'NO' uses (9-0)	11/5/98: Approved PC rec. of LR-CO (TRA) & LO-CO (TRB) w/ conditions (6-0); all 3 readings
C14-97-0126	DR to GR	12/9/97: Approved GR-CO w/ conditions (5-3)	2/5/98: Approved PC rec. of GR-CO w/ new conditions (5-0); 1 st reading 4/9/98: Approved GR-CO w/ conditions (7-0); 2 nd / 3 rd readings

RELATED CASES: C14-2007-0225 (Previous zoning case)

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Daily Traffic	Bus Route	Bike Route
Parmer Ln	208'	Varies	Arterial	No	No	No
Dessau Rd	122'	Varies	Arterial	Yes	No	No

CITY COUNCIL DATE: December 10, 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

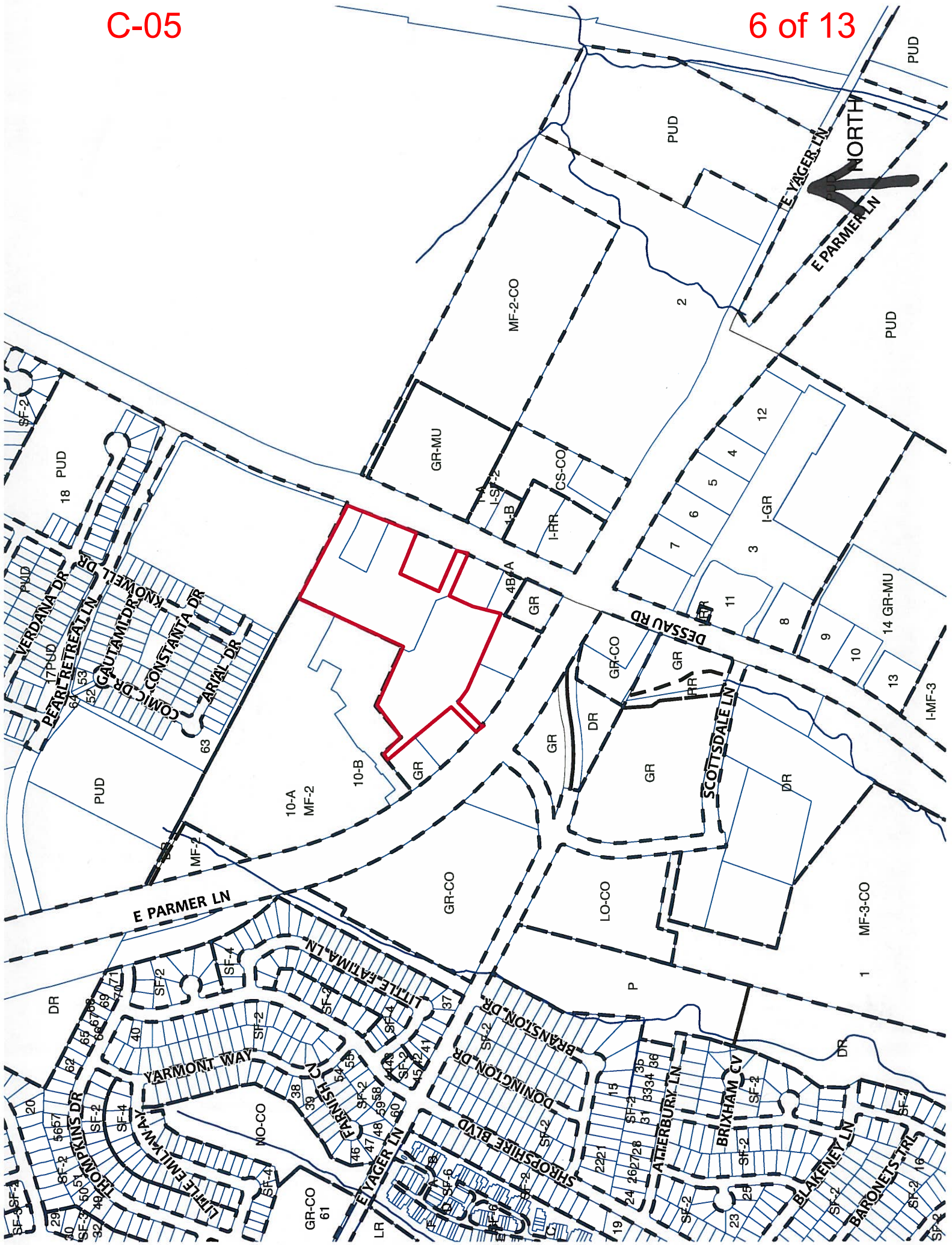
ZONING CASE#: C14-2015-0143

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.

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.







STAFF RECOMMENDATION

The staff recommendation is to grant MF-3-CO, Multi-family Residence-Medium Density-Conditional Overlay District, zoning with a conditional overlay to limit development on the property to MF-2 density limitations (up to 23 units per acre).

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.*

The proposed MF-3-CO zoning will promote consistency and orderly planning in this area of the City as it will allow for approximately 250 multi-family residential units that will front onto two arterial roadways, Parmer Lane and Dessau Road. There is existing MF-2-CO zoning to the west of this site and GR-MU zoning to the east across Dessau Road. The proposed MF-3-CO zoning will provide for a variety of housing opportunities in this area near major employers such as Dell and Samsung.

EXISTING CONDITIONS**Site Characteristics**

The site under consideration is undeveloped. The property is relatively flat and sparsely vegetated. There is a large ranch to the north of this property. There are undeveloped tracts and restaurant uses (Taco Bell and McDonalds) to the south; an undeveloped tract, retail stores (Dollar General and O'Reilly's Auto Parts) and a veterinary clinic (Dessau Veterinary Clinic) to the east; and developing multifamily residences to the west.

Hill Country Roadway

The site is not within a Hill Country Roadway Corridor.

Comprehensive Planning

GR to MF-3

The zoning case is located on west side of Dessau Road, on an 11.8 parcel, which surrounds a Dollar General retail store on three sides, while the majority of the project area is currently undeveloped. This case is also not located within an area that has an adopted neighborhood plan. Surrounding land uses includes vacant land to the north, west and east, and two fast food restaurants and an auto parts store to the south. The proposed use is 250 unit multifamily apartment complex.

Imagine Austin

One of the goals of the Imagine Austin Comprehensive Plan (IACP) is to achieve '*complete communities*.' Page 88 of the IACP states that complete communities are areas that provide amenities, transportation, services, and opportunities that fulfill all residents' material, social, and economic needs. The Imagine Austin Growth Concept Map also identifies this project as being located along an **Activity Corridor** (Dessau Road). **Activity Corridors** are designated for additional people and jobs above what currently exists on the ground. **Corridors are intended to allow people to reside, work, shop, access services, people watch, recreate, and hang out without traveling far distances.** They are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices.

The following Imagine Austin 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.
- **N P1.** Create complete neighborhoods across Austin that have a **mix of housing types and land uses**, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.
- **HN P10.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to healthy food, schools, retail, employment, community services, and parks and recreation options.

Analysis and conclusions

Analyzing the land uses within a mile of radius of this subject property, there appears to be both benefits and challenges to this location. Most importantly, this area of Austin is currently lacking a variety of goods and services to nearby residents, including a full service grocery store, medical offices, employment, and recreational areas. However, the property is located adjacent to an Activity Corridor, where a variety of pedestrian friendly retail and public amenities could eventually develop in the future to provide walkable amenities to nearby residents. This project is also located within walking distance to a CapMetro stop, which is located .71 miles away according to the CapMetro trip planner. However, reaching the nearest public transit stop would necessitate crossing E. Parmer Lane, which is a state highway with a speed limit of 65 miles per hour, presenting life safety issues to bicyclists and pedestrians attempting to cross this high speed corridor. There is also a public middle school to the north, located less than a mile away, accessible via a public sidewalk.

Based on the Imagine Austin text and policies above, and some of nearby land use (such as a public school), this proposed project appears to be partially supported by the Imagine Austin Comprehensive Plan. It is hoped in the future that this area develops in such a way to provide a variety of goods and amenities, including employment, accessible public transit stops, recreational and entertainment opportunities, goods and services, which can be reached by biking or walking, so this area eventually develops into a complete community. Staff also strongly encourages that the developer to consider installing a hike and bike trail throughout the project area to make this area more pedestrian friendly and provide health benefit to residents.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Walnut Creek Watershed and the Harris Branch Watershed of the Colorado River Basin, which are classified as Suburban Watersheds 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 no floodplain within or adjacent to 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.

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 is limited by the watershed regulations.

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%

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.

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.

Transportation

The Austin Metropolitan Area Transportation Plan calls for a total of 400 feet of right-of-way for Parmer Lane. TxDOT may request the reservation of additional right-of-way in accordance with the Transportation Plan when the site is redeveloped [LDC, Sec. 25-6-51 and 25-6-55].

Nadia Barrera, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, an Urban Trail is recommended for Parmer Lane and a protected bike lane is recommended for Dessau Rd.

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]

Complete street recommendations per ordinance # 201440612-119:

- a. It is recommended that a public access easement be provided through the site to provide a pedestrian/ bike connection to from the single family development to the north to the commercial developments along Dessau Rd and Parmer Ln. The easement location and design shall be determined at the time of site plan and shall be recorded in and easement.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Parmer Lane	200'	120'	Arterial	Yes	Yes; shared lane	No
Dessau Road	142'	90'	Arterial	Yes	Yes; shared lane	No

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.



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October 16, 2015

City of Austin
505 Barton Springs Road
4th Floor
Austin, Texas 78704

RE: Rezoning of Lots 1, 2, and 7 of Parmer Place
Longaro & Clarke, L.P. Project #121-18

To Whom It May Concern:

On behalf of Dessau Partners, Ltd., the owner of Lots 1, 2, and 7 of Parmer Place, we are submitting the attached zoning application of the aforementioned lots. Dessau Partners, Ltd. is requesting MF-3 zoning with MF-2 density limitations.

Please let us know if you have any questions or require additional information.

Very Truly Yours,
LONGARO & CLARKE, L.P.

Eva Wong
Project Coordinator

cc: Joe Longaro, P.E. (Longaro & Clarke, LP)

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