ZONING CHANGE REVIEW SHEET

CASE: C14-2016-0092
Tech Ridge Residences

Z.A.P. DATE: November 15, 2016

ADDRESS: 12200 Jourdan Crossing Boulevard

AREA: 18.185 acres

DISTRICT AREA: 1

OWNER/APPLICANT: Guefen Development Company (David Kulkarni)

AGENT: Alice Glasco Consulting (Alice Glasco)

ZONING FROM: DR

TO: MF-3

SUMMARY STAFF RECOMMENDATION:

Staff supports the Applicant's request for multifamily residence medium-density (MF-3) zoning.

ZONING & PLATTING COMMISSION RECOMMENDATION:

November 15, 2016: *TO GRANT MF-3 ZONING, AS RECOMMENDED BY STAFF, ON CONSENT (9-0) [S. Harris- 1st, S. Lavani- 2nd; D. Breithaupt, G. Rojas- Absent]*

DEPARTMENT COMMENTS:

The proposed rezoning tract is located southwest of the intersection of East Parmer Lane and Dessau Road. The property is an irregular shaped tract with frontage on Dessau Road. It also has frontage on the terminus of Jourdan Crossing Boulevard (constructed) where it intersects with the right-of-way (ROW) of Scottsdale Lane, a platted but unconstructed road. Jourdan Crossing Boulevard connects the rezoning tract to East Yager Lane. When constructed, Scottsdale Lane will connect Jourdan Crossing Boulevard to Dessau Road along the northern property line of the rezoning tract. Across Scottsdale Lane to the north are properties zoned LO-CO, GR and RR. The two western properties are used for religious assembly; the property adjacent to Dessau Road is undeveloped. Further north, at the intersection of Parmer Lane and Dessau Road are parcels zoned GR, DR, and GR-CO. These include general retail (convenience), restaurant (Limited), and service station land uses. Immediately south and southwest of the rezoning tract is a lot zoned MF-3 that is used for religious assembly. West of the rezoning tract are portions of tracts to the north and south that contains religious assembly land use. Further west is Copperfield Park, which is zoned P. To the east, across Dessau Road, is undeveloped property that is zoned I-GR and GR-MU, as well as property zoned I-MF-3 that is developed with multifamily. ***(Please see Exhibits A and B- Zoning Map and Aerial Map).***

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site		Single family residential (2 houses)
North		Religious assembly, General retail (Convenience), Restaurant (Limited), Service station
South		Religious assembly
East		Dessau Road, Undeveloped
West		Religious assembly, Parkland

RELATED CASES: There have been no rezoning requests in the area within the past 15 years.

AREA STUDY: N/A **TIA / NTA:** N/A

DESIRED DEVELOPMENT ZONE: No **WATERSHED:** Walnut Creek (Suburban)

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Dessau Road	120'	100'	Major Arterial Divided 6 Lanes	Yes	Yes	No
Jourdan Crossing Boulevard	100'	45'	Collector	Yes	No	No
Scottsdale Lane	80'	0'	Collector	No	No	No

NEIGHBORHOOD ORGANIZATIONS:

Homeless Neighborhood Association
Harris Branch Master Association, Inc.
Austin Heritage Tree Foundation
North Growth Corridor Alliance
Austin Neighborhoods Council
Friends of Austin Neighborhoods
SEL Texas
Sierra Club, Austin Regional Group
Pflugerville ISD
Friends of Copperfield Nature Trails
Copperfield Neighborhood Organization

CITY COUNCIL DATE:

December 8, 2016:

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Heather Chaffin **PHONE:** 512-974-2122
e-mail: heather.chaffin@austintexas.gov

SUMMARY STAFF RECOMMENDATION:

Staff supports the Applicant's request for multifamily residence medium-density (MF-3) zoning. The rezoning tract is located near the intersection of three major arterials: East Parmer Lane, East Yager Lane, and Dessau Road. Properties surrounding this intersection is a predominately zoned with community commercial (GR) zoning, as well as limited office (LO) and general commercial services (CS) zoning. This commercial node and surrounding area also includes a significant number of tracts with interim (I-), rural residence (RR), and development reserve (DR) zoning. These properties reflect the fact that these tracts have remained undeveloped since annexation in the mid-1980s.

The rezoning request is for MF-3 on a property that is surrounded by MF-3-CO, I-MF-3, and GR-MU on the south and east. The property is surrounded by commercial categories of LO-CO, GR, GR-CO, and I-GR. MF-3 is well suited among the both the adjacent multifamily and commercial zoned tracts, and is not in close proximity to any single family neighborhoods. A regional park is located nearby as a community amenity, as well as the convenience of the above mentioned commercial node.

The rezoning request proposes development of approximately 312 multifamily units. At this time, a traffic impact analysis (TIA) is not required, but may be required at time of site plan if more units are proposed. Additionally, right-of-way (ROW) and transportation improvement requirements will be determined at time of subdivision/site plan, when full engineering data is available.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *Zoning should not constitute a grant of special privilege to an individual owner; Granting of the request should result in an equal treatment of similarly situated properties.*

The proposed MF-3 tract is immediately north of a MF-3-CO property; I-MF-3 and GR-MU zoned properties are located across Dessau Road to the east. Granting MF-3 zoning on this property would result in an equal treatment to these similarly situated properties.

2. *Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.*

MF-3 zoning on the subject property is appropriate because of the proximity of the other multifamily zoned parcels, and provides a transition to the commercial node that exists to the north. A less intense zoning category would not be suitable between the multifamily to the south and the commercial to the north.

3. *The proposed zoning should be consistent with the goals and objectives of the City Council.*

Austin City Council has expressed support for an increase in diversity of housing types, in part by the adoption of the Imagine Austin Comprehensive Plan.

ADDITIONAL STAFF COMMENTS

Comprehensive Planning

Imagine Austin

This project is located less than a quarter of a mile away from two Activity Corridors along E. Palmer Lane and Dessau Road. The following Imagine Austin policies are taken from Chapter 4 of the IACP, and are applicable to this project:

- LUT P5. Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.
- 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.

- 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.

Site Plan

SP1) Site plans will be required for any new development other than single-family or duplex residential.

SP2) The site may be subject to compatibility standards. Along the eastern portions of the ***north and south*** property lines, the following standards may be applied at time of site plan. Additional site information will be reviewed at time of site plan.

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

SP3) Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Transportation

TR1. FYI, additional right-of-way maybe required at the time of subdivision and/or site plan.

TR2. A Traffic Impact Analysis shall be required at the time of site plan if triggered per LDC 25-6-113. LDC, Sec. 25-6-113.

TR3. FYI, Chad Crager, 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, a protected bike lane is recommended for Dessau Road.

TR4. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Dessau Road	120'	100'	Major Arterial Divided 6 Lanes	Yes	Yes	No
Jourdan Crossing Boulevard	100'	45'	Collector	Yes	No	No
Scottsdale Lane	80'	0'	Collector	No	No	No

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Walnut Creek 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.

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

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

3. According to floodplain maps there is a floodplain within 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.

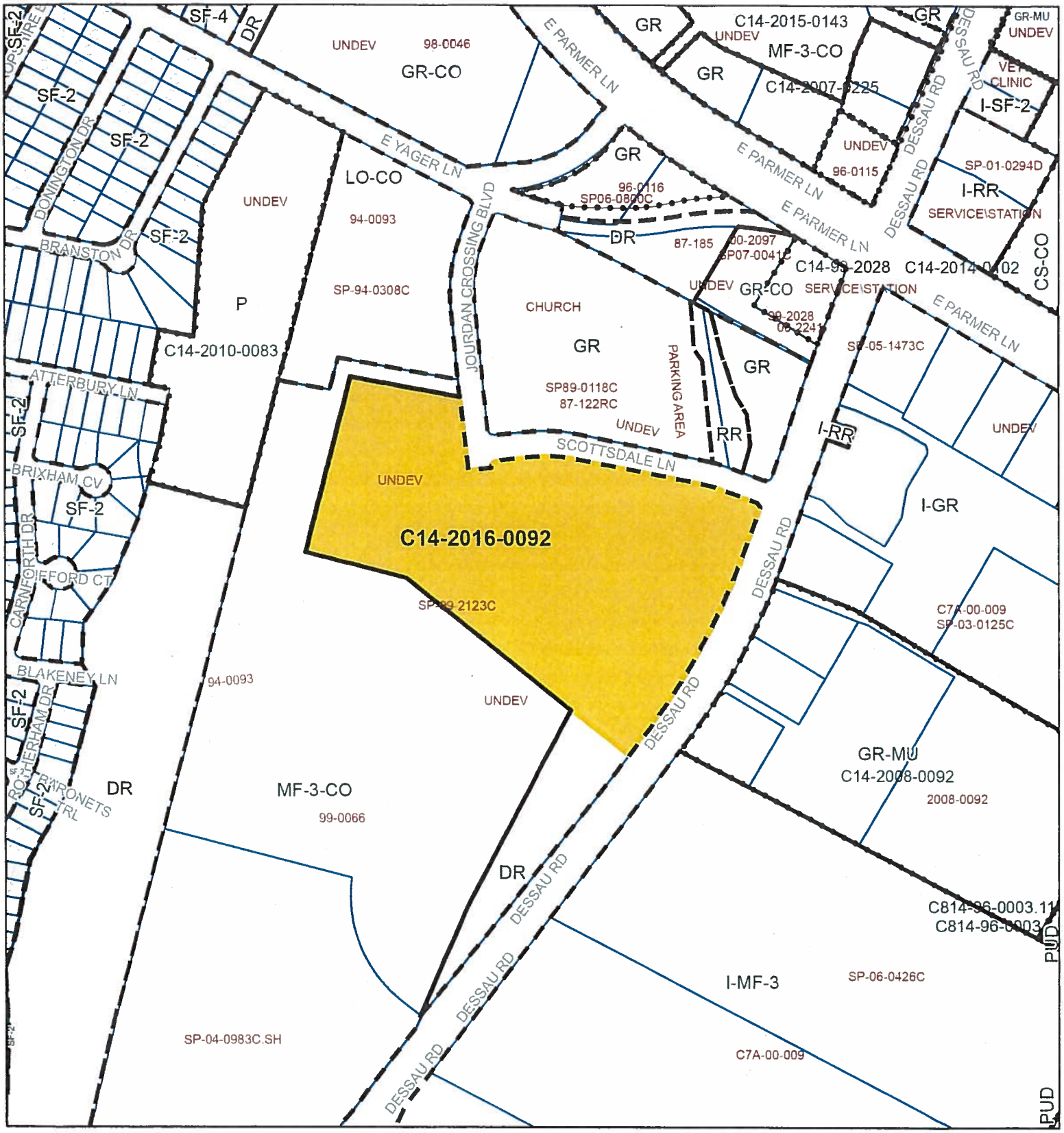
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

5. 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.

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

Water and Wastewater

FYI: The landowner intends to serve the site with City of Austin water utilities and an On-Site Sewage Facility approved by the City of Austin. 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 (if required by future connection requirements) utility tap permit.



ZONING

Case#: C14-2016-0092

N

Subject Tract

Pending Case

Zoning Boundary

Feet

0 200 400

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 the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Created: 9/8/2016



TECH RIDGE RESIDENCES

ZONING CASE#: C14-2016-0092
LOCATION: 12200 Jourdan Crossing
SUBJECT AREA: 18.185 ACRES
GRID: N32
MANAGER: Heather Chaffin

1" = 300'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.