

ZONING CHANGE REVIEW SHEET**CASE:** C14-2016-0126 (Howard Lane Tract)**Z.A.P. DATE:** February 7, 2017**ADDRESS:** 13000 Block of E. Howard Lane and 13414 Harris Glenn Drive**DISTRICT AREA:** 1**OWNER/APPLICANT:** Ridge Investors Limited (Robert C. Wilson, III)**AGENT:** Waterloo Development, Inc. (Chris Blackburn)**ZONING FROM:** LO-CO**TO:** SF-4A**AREA:** 13.927 acres**SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to grant SF-4A-CO, Single Family Residence-Small Lot-Conditional Overlay Combining District, zoning. The conditional overlay will prohibit driveway access to East Howard Lane and will limit the development intensity on the site to less than 2,000 vehicle trips per day.

ZONING AND PLATTING COMMISSION:**DEPARTMENT COMMENTS:**

The property in question is an approximately 14 acre undeveloped tract of land fronting East Howard Lane, major arterial roadway, and Harrisglenn Drive, a collector roadway. The applicant is requesting to down zone the site to SF-4A to develop 58 single family lots/residences on the site.

The staff recommends SF-4A-CO, Single Family Residence-Small Lot-Conditional Overlay Combining District, zoning as the proposed zoning is compatible with the existing single-family residential uses directly to the south of this site. The proposed zoning will permit the applicant to provide housing opportunities in an area with a variety of commercial and industrial employment centers along a major arterial roadway, East Howard Lane.

The applicant agrees with staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LO-CO	Undeveloped
<i>North</i>	I-RR, GR-MU	Undeveloped
<i>South</i>	SF-2	Single Family Residences (Harris Ridge Owner's Association)
<i>East</i>	GR, MF-2-CO	Undeveloped
<i>West</i>	GR, LO-CO	Service Station/General Retail Sales (Convenience)/ Food Sales (Chevron), Undeveloped

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:**

Homeless Neighborhood Association
 Friends of Austin Neighborhoods
 Pflugerville Independent School District
 Harris Ridge Owner's Association
 Bike Austin
 Austin Heritage Tree Foundation
 North Growth Corridor Alliance
 HarrisGlen HOA
 Harris Ridge Phase IV
 Sierra Club, Austin Regional Group
 SELTEXAS

SCHOOLS: Pflugerville I.S.D.

Dessau Elementary School
 Delco Primary School
 Dessau Middle School
 Connally High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2016-0124 (Parmer Business Park: E. Howard Lane at Harris Ridge Blvd.)	LI-PDA to LI-PDA	Pending	Pending
C14-06-0011 (T-Mobile Wireless Facility: 13208 Dessau Road)	DR to SF-6-CO	3/07/06: Approved staff's recommendation of SF-6-CO zoning, with a CO to limit development on the site to SF-1 density regulations and to limit development on the site to less than 2,000 vehicle trips per day, by consent (9-0); J. Martinez-1 st , J. Pinnelli-2 nd .	4/06/06 : Approved SF-6-CO district zoning by consent (7-0); all 3 readings
C14-04-0127 (Wright Subdivision: 1624 E. Howard Lane)	GR-CO to GR	10/19/04: Approved staff's recommendation of GR-CO zoning by consent (9-0), with CO to prohibit Adult Oriented Business uses and a public restrictive covenant to encompass the TIA recommendations	11/18/04: Granted GR-CO (7-0); all 3 readings

C14-04-0056 (Fish Tract: 13600-14224 Dessau Road)	I-RR to CS, MF-3, SF-6, SF-2	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 on all 3 readings (7-0)
C14-03-0001 (Cornerstone Baptist Church: 13300 Dessau Road)	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
C14-98-0257	DR to GR	10/26/99: Approved staff rec. of LO-CO (TR 1, 2, 3) & GR (TR 4 & TR5) by consent (8-0, BH-off dais)	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)

RELATED CASES: C14-98-0257 (Previous Zoning Case)

ABUTTING STREETS:

Name	ROW	Pavement	Classification	ADT
E. Howard Lane	Varies	MAD-4	Major Arterial	9,970
Harrisglenn Drive	80'	60'	Collector	1,179
Scanton Drive	50'	30'	Residential	N/A

CITY COUNCIL DATE: March 2, 2017

ACTION:

ORDINANCE READINGS: 1st

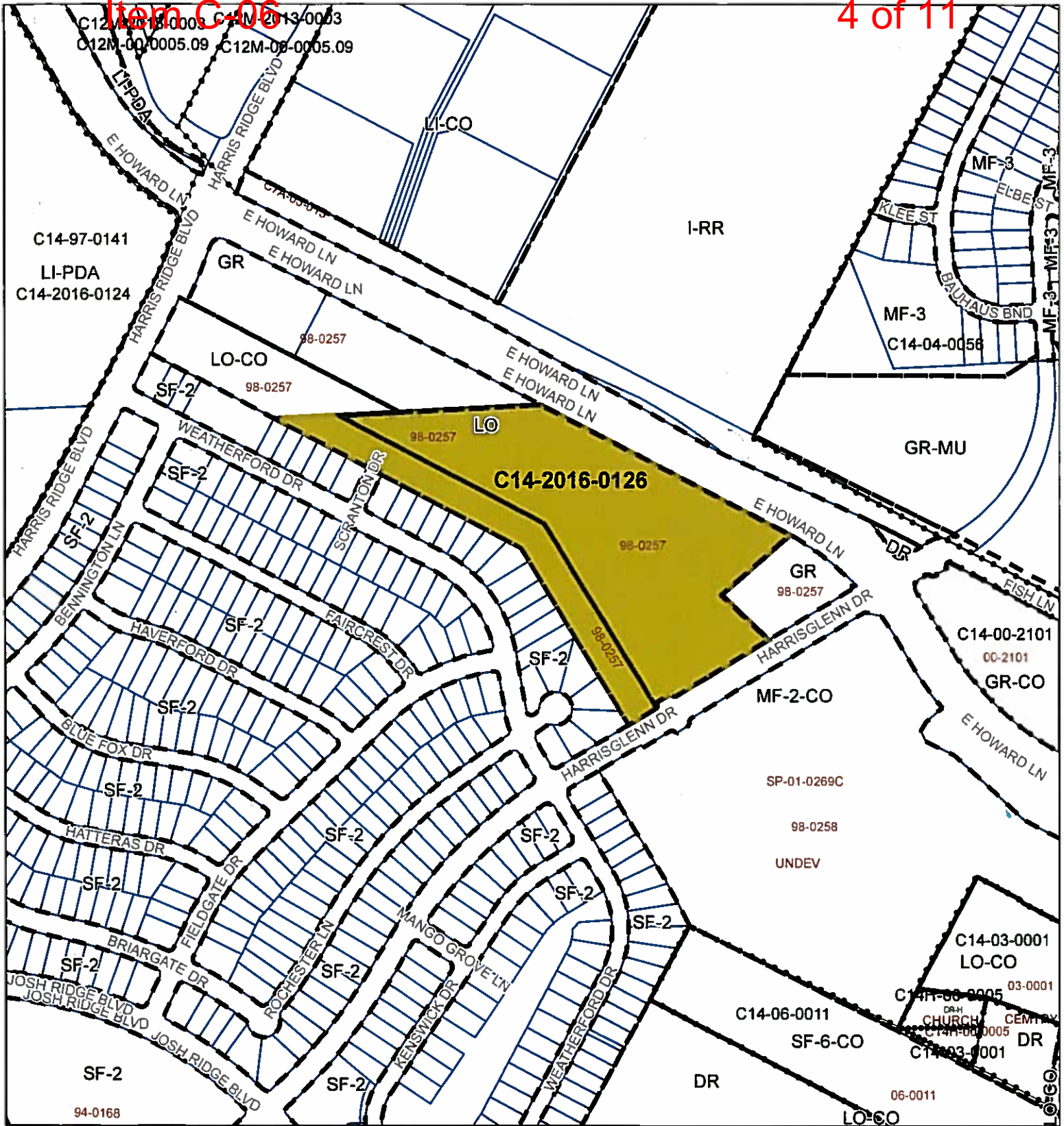
2nd

3rd

ORDINANCE NUMBER:

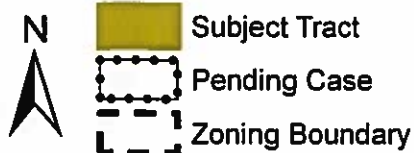
CASE MANAGER: Sherri Sirwaitis

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



ZONING

Case#: C14-2016-0126



0 200 400 Feet

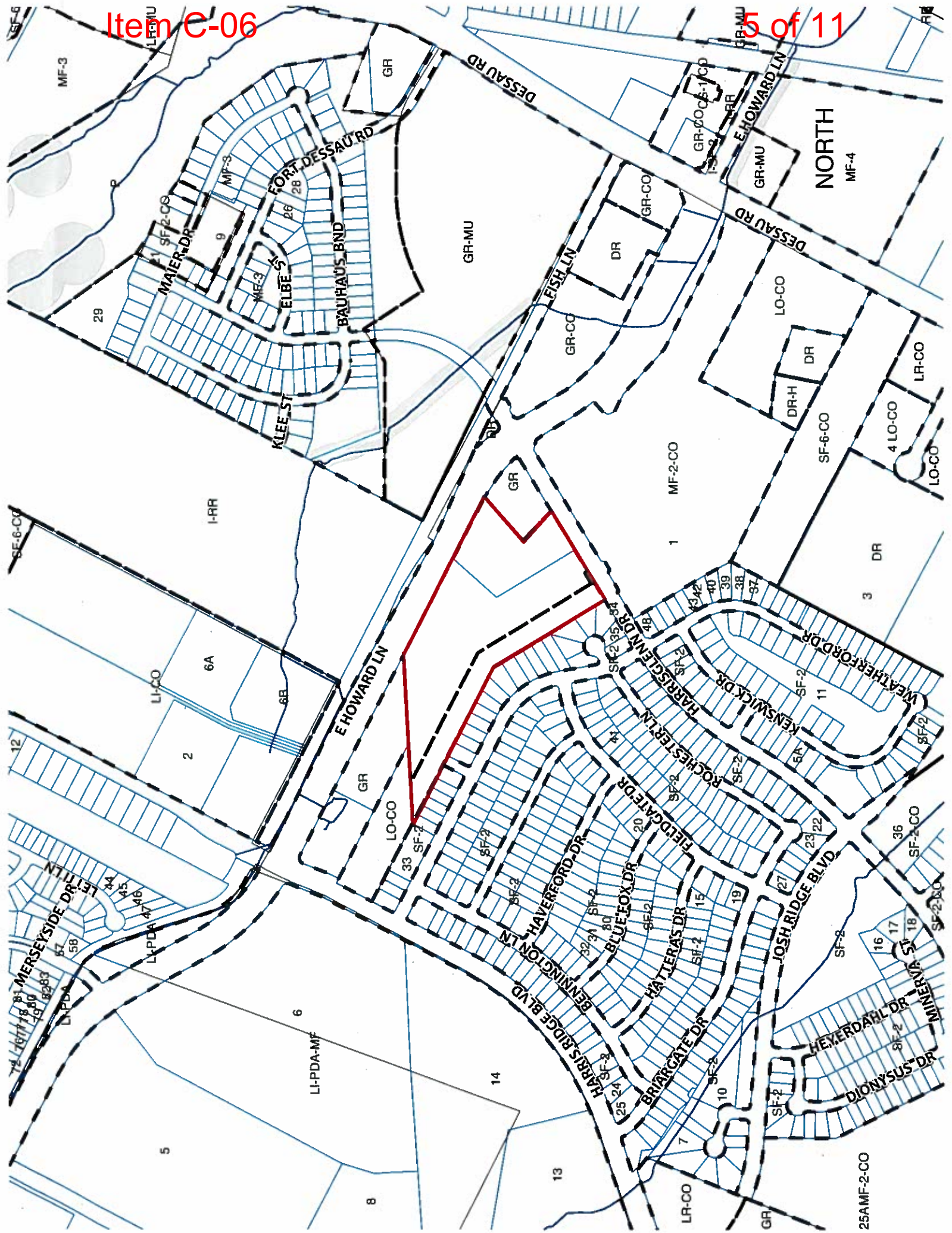
1" = 400'

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: 11/22/2016





STAFF RECOMMENDATION

The staff's recommendation is to grant SF-4A-CO, Single Family Residence-Small Lot-Conditional Overlay Combining District, zoning. The conditional overlay will prohibit driveway access to East Howard Lane and will limit the development intensity 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.*

Single-family residence small lot (SF-4A) district is the designation for a moderate density single-family residential use on a lot that is a minimum of 3,600 square feet. An SF-4A district use is subject to development standards that maintain single family neighborhood characteristics.

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

The proposed zoning is compatible with surrounding zoning and uses as it will permit residential development that is consistent with the existing single family developed in the Harris Ridge neighborhood to the south.

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

The proposed zoning will permit the applicant to provide housing opportunities in an area with a variety of commercial and industrial employment centers along a major arterial roadway.

EXISTING CONDITIONS

Site Characteristics

The site under consideration is a large undeveloped tract of land fronting East Howard Lane, major arterial roadway, and Harrisglenn Drive, a collector roadway. The tracts of land to the north, east and west are undeveloped. The property to the south is developed with single family residences (Harris Ridge Owner's Association).

Hill Country Roadway

The site is not within a Hill Country Roadway Corridor.

Comprehensive Planning

This zoning case is located on the south side of E. Howard Lane, with street frontage also on Harrisglenn Drive and Harris Ridge Blvd., which is on a vacant parcel that is approximately **13.92 acres in size**. This property is not located within the boundaries of a Neighborhood Plan Area. Surrounding land uses includes vacant land to the north and east, a single family subdivision to the south, and a gas station/convenience store and vacant land to the west. The proposed use is a 169 unit single family subdivision.

Connectivity: There are no CapMetro transit stops, or retail shopping areas located within walking distance to this site. The Walkscore for this property 15/100, meaning almost all errands are dependent on a car. The AARP Livability Index Score is 52/100. The Livability Index measures

housing, neighborhood, transportation, environment, health, engagement, and opportunity characteristics.

Imagine Austin

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan (IACP) identifies this project as being located along an **Activity Corridor** (E. Howard Lane) and partially with a **Neighborhood Center**. Page 106 of Imagine Austin states: “**Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also 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.**” (P. 106) A **Neighborhood Center** is defined by Imagine Austin as the smallest and least intense of the three types of activity centers outlined in the Growth Concept Map, with a focus on creating local businesses and services—including doctors and dentists, shops, branch libraries, dry cleaners, hair salons, coffee shops, restaurants, and other small and local businesses that generally serve the center and surrounding neighborhoods.

The following IACP policies are relevant 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 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 P1.** Distribute **a variety of housing types** throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin’s diverse population.
- **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 schools, retail, employment, community services, and parks and recreation options.**

Analysis and Conclusion

Howard Lane is transitioning away from a rural road to one that is quickly filling up with large single family subdivisions but contains little in the way of goods and services to serve people living next to this major corridor. The Imagine Austin Growth Concept Map supports residential uses being located along Activity Corridors but based on a lack of connectivity and goods and services within and around the project area, this project appears to be only **partially** supported by the plan.

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 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 SF-4A 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

No site plan comments at this time.

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

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].

E. Howard Lane is classified in the Bicycle Plan as Bike Route No. 116. Harrisglenn Drive is classified in the Bicycle Plan as Bike Route No. 363.

Capital Metro bus service is not available along Howard Lane and Harrisglenn Drive.

There are existing sidewalks along Howard Lane and Scanton Drive. There are no existing sidewalks along Harrisglenn Drive.

Nathan Wilkes and Eric Dusza with the Public Works Dept. may provide additional comments regarding mobility enhancement and bicycle/pedestrian facilities.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	ADT
E. Howard Lane	Varies	MAD-4	Major Arterial	9,970
Harrisglenn Drive	80'	60'	Collector	1,179
Scanton Drive	50'	30'	Residential	N/A

Water and Wastewater

No comments received.

HARRIS RIDGE OWNERS ASSOCIATION, INC.

November 11,
October 2016

RE: Century Land Holdings II, LLC Application for SF-4A Zoning Designation

To Whom It May Concern,

We, being the undersigned members of the Board of Directors of HARRIS RIDGE OWNERS ASSOCIATION, INC., a Texas non-profit corporation, do hereby execute this letter to evidence our consent to and support of the zoning application attached hereto as Attachment 1 and filed by CENTURY LAND HOLDINGS II, LLC, a Colorado limited liability company, d/b/a Century LH II, LLC ("Century"), with regard to an approximately 13.927 acre tract of real property located in Travis County, Texas, which has been or will be acquired by Century (the "Property").

Let it be known that by the execution and delivery of this letter, the members of the Board of Directors of the Harris Ridge Owners Association, Inc. believe that it is in the best interest of the members of the Harris Ridge Owners Association, Inc. for the Property to be designated as SF-4A Single Family - Small Lot and therefore supports Century's application to re-zone the Property from a Limited Office designation to a SF-4A Single Family - Small Lot designation. Although the minimum lot width for SF-4A is 40', Century intends to construct a typical lot size width of 45', excluding cul-de-sac and curves.

Sincerely,

HARRIS RIDGE OWNERS ASSOCIATION, INC.,
a Texas non-profit corporationBy: Dolores Prince
Printed Name: Dolores Prince
Title: Director - PresidentBy: Jane Kelly
Printed Name: JANE KELLY
Title: Director SECRETARYBy: Patricia Marsh
Printed Name: Patricia Marsh
Title: Director