

ZONING CHANGE REVIEW SHEET**CASE:** C14-2018-0035 (Metric at Howard)**Z.A.P. DATE:** June 5, 2018**ADDRESS:** 13614 Metric Boulevard**DISTRICT:** 7**OWNER/APPLICANT:** Catoosa Springs Partners, LP (John Bultman)**AGENT:** Drenner Group, PC (Amanda Swor)**ZONING FROM:** SF-6, GO, GR**TO:** GO**AREA:** 9.686 acres
(421, 922 sq. ft.)**SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to grant GO, General Office District, zoning.

In addition, if the requested zoning is granted for this site, then 70 feet of right-of-way from the existing centerline of Metric Boulevard should be dedicated according to the Transportation Plan through a street deed prior to 3rd reading of this case at City Council.

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

The property in question is currently a moderately vegetated undeveloped tract of land located at the southwest intersection of West Howard Lane and Metric Boulevard. The lots to the north, across W. Howard Lane, are developed with office and warehouses that are part of an industrial park. The land to the east is undeveloped. To the south and west there is a single family residential neighborhood (The Ridge at Scofield). The applicant is asking to rezone the entire property to the General Office district to develop a Congregate Living use.

The staff supports the rezoning request because the site meets the intent of the GO district as it is located along an identified activity corridor, Howard Lane. The property can serve community and city-wide needs as it fronts onto and takes access to two major arterial roadways, West Howard Lane and Metric Boulevard. The site under consideration is adjacent to commercial and industrial uses to the north, across Howard Lane, and to residential uses to the south and west. The proposed zoning will provide for a transition in the intensity of uses from the commercial and industrial uses developed in the County to the north to the SF-6/MF-3 zoning and residential developments to the south and west.

The applicant agrees with the staff recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR, GO, SF-6	Undeveloped
<i>North</i>	County	Industrial/Office/Warehouse
<i>South</i>	SF-6, MF-3-CO	Single Family Residences (The Ridge at Scofield, Scofield Farms Meadows)
<i>East</i>	P, GR, MF-3-CO	Undeveloped, Single Family Residences (Scofield Farms Meadows), Multifamily (Madison at Scofield Farms Apartments)
<i>West</i>	SF-6	Single Family Residences (The Ridge at Scofield)

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

Bike Austin
 Friends of Austin Neighborhoods
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 North Growth Corridor Alliance
 Pflugerville Independent School District
 Scofield Farms HOA
 Scofield Phase VIII Residential Owners
 SELTEXAS
 Sierra Club Austin Regional Group
 The Ridge at Scofield Homeowners Association
 Wells Branch Neighborhood Association

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2017-0048 (GMCV LLC, DBA G's Liquor)	GR to CS-1	6/06/17: Approved staff's recommendation of CS-1 zoning (6-2-2, D. King and J. Duncan-No, A. Denkler and Y. Flores-absent, D. Breithaupt-absent)	8/31/17: The public hearing was conducted and a motion to close the public hearing and deny the rezoning request was approved on Council Member Pool's motion, Council Member Renteria's second on a 6-5 vote. Those voting aye were: Mayor Pro Tem Tovo, Council Members Alter, Houston, Kitchen, Pool, and Renteria. Those voting nay were: Mayor Alder, Council Members Casar, Flannigan,

			Garza, and Troxclair.
C14-01-0049 (Scofield Ridge Condominiums: 1900-2000 Scofield Ridge Parkway)	LI-CO to SF-6	5/01/01: To approve staff's recommendation for SF-6 district zoning by consent (7- 0, Ortiz, Robertson-absent) Vrudhula-1 st , Cravey-2 nd	7/19/01 : Approved SF-6 on all 3 readings (6-0)
C14-00-2206	SF-6	Approved SF-6-CO (8-0, consent)	Approved SF-6-CO, with conditions (7-0, all 3 readings)
C14-95-0182	LI : TR 1= 32 acres GR :TR 2= 1.621 acres SF-6: TR 3= 66.11 acres	Approved LI, GR, SF-6	Approved LI-CO for Tract 1, GR for Tract 2 and SF-6 for Tract 3 (7-0)
C14-93-0068	SF-6 : 47.191 acres MF-1 : 1.347 acres SF-6 : 2.098 acres	Approved SF-6-CO, MF-1, RR	Approved SF-6-CO, MF-1, RR (6-0, 2 nd /3 rd readings)

RELATED CASES: N/A

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Howard Lane	140 ft.	98 ft.	Major Arterial (MAD 4)	Yes (North side only)	Shared Lane	Routes 1, 325
Metric Boulevard	120 ft.	80 ft.	Major Arterial (MAD 4)	Yes	Bike Lane	Routes 1, 325

CITY COUNCIL DATE: June 28, 2018

ACTION:

ORDINANCE READINGS: 1st

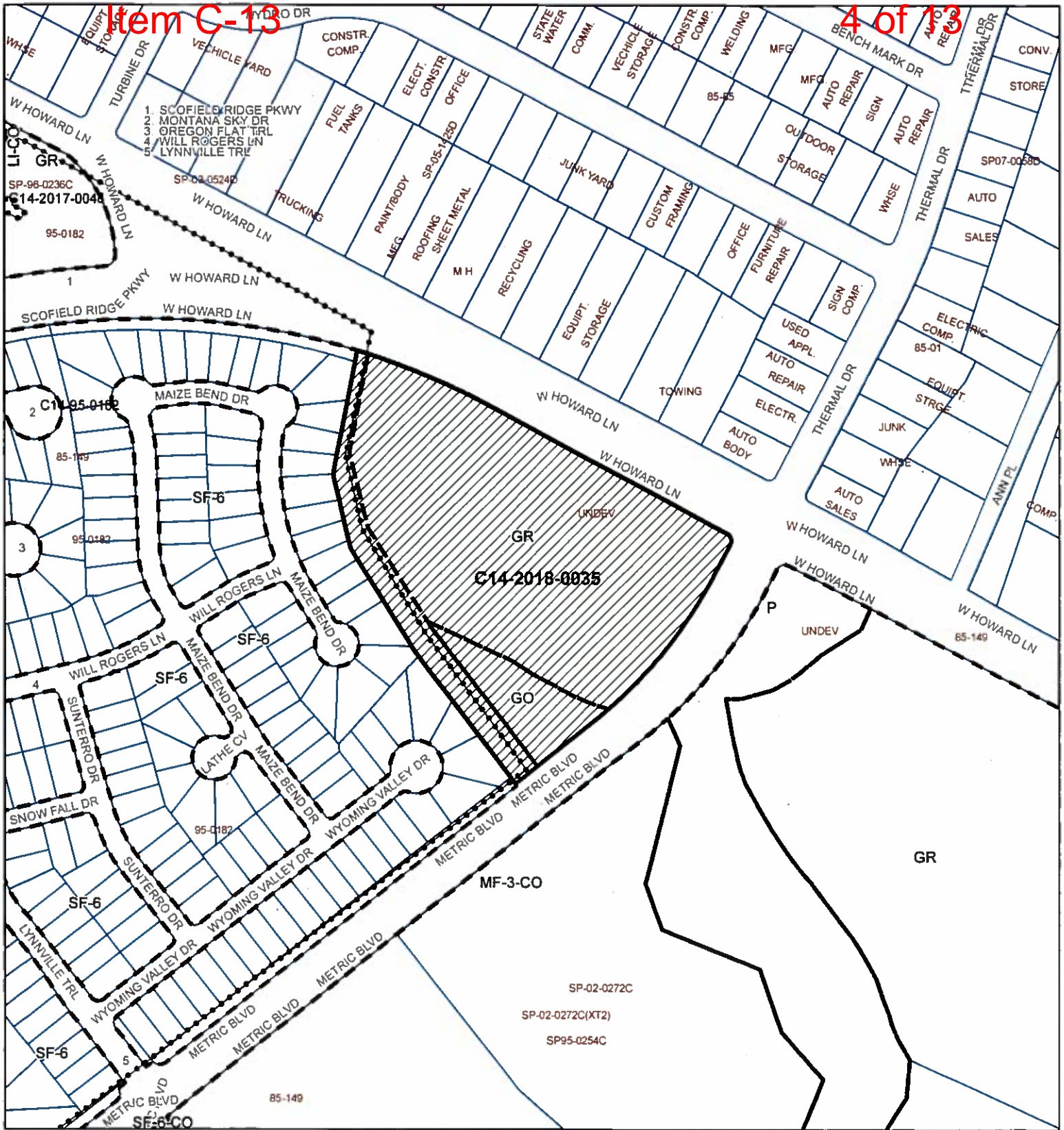
2nd

3rd

ORDINANCE NUMBER:

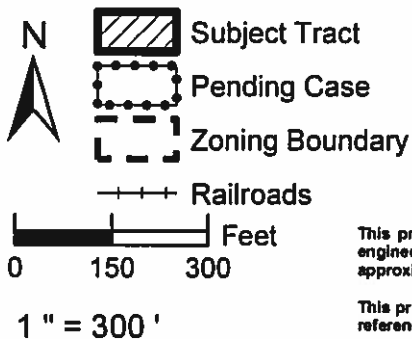
CASE MANAGER: Sherri Sirwaitis

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



ZONING

Case#: C14-2018-0035

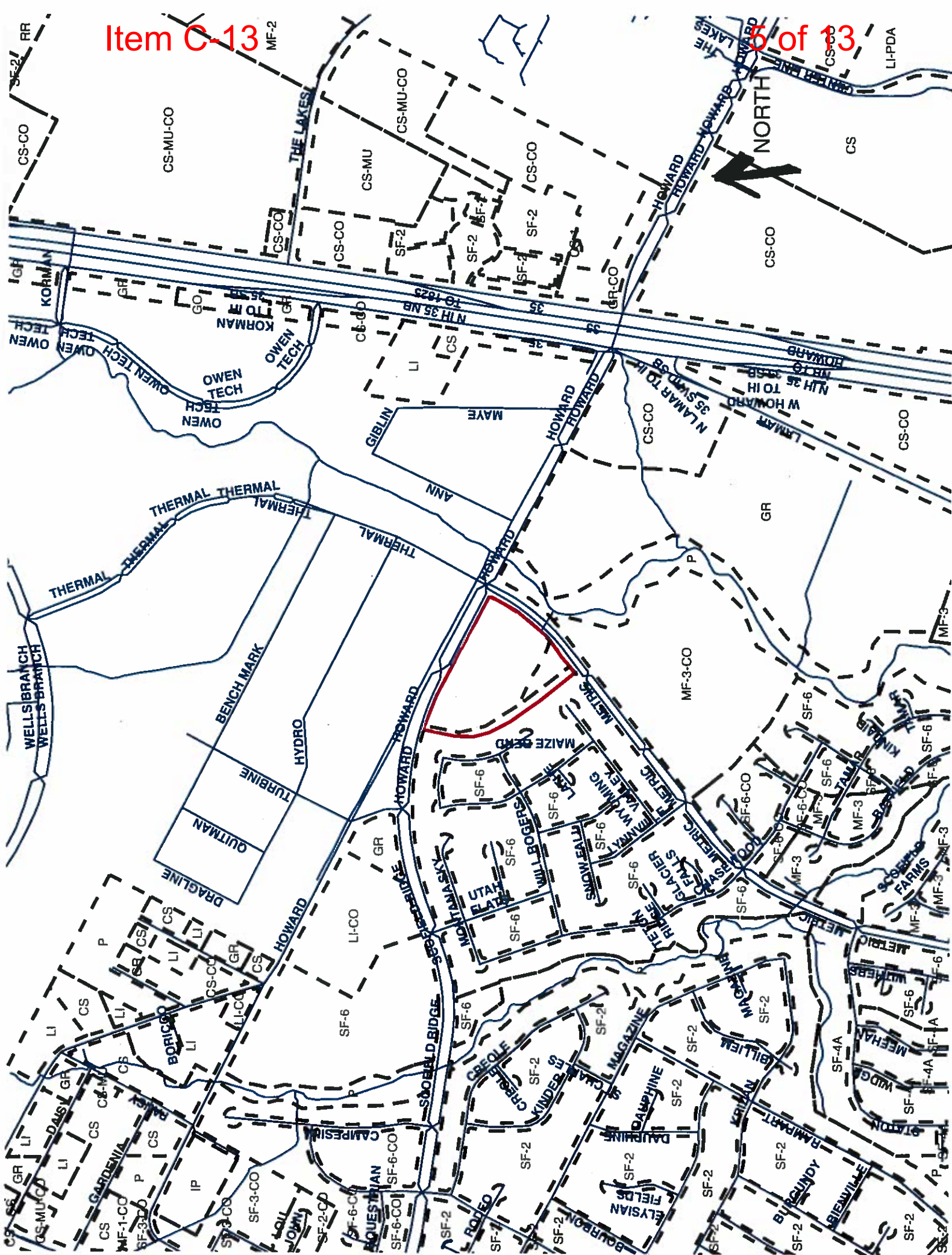


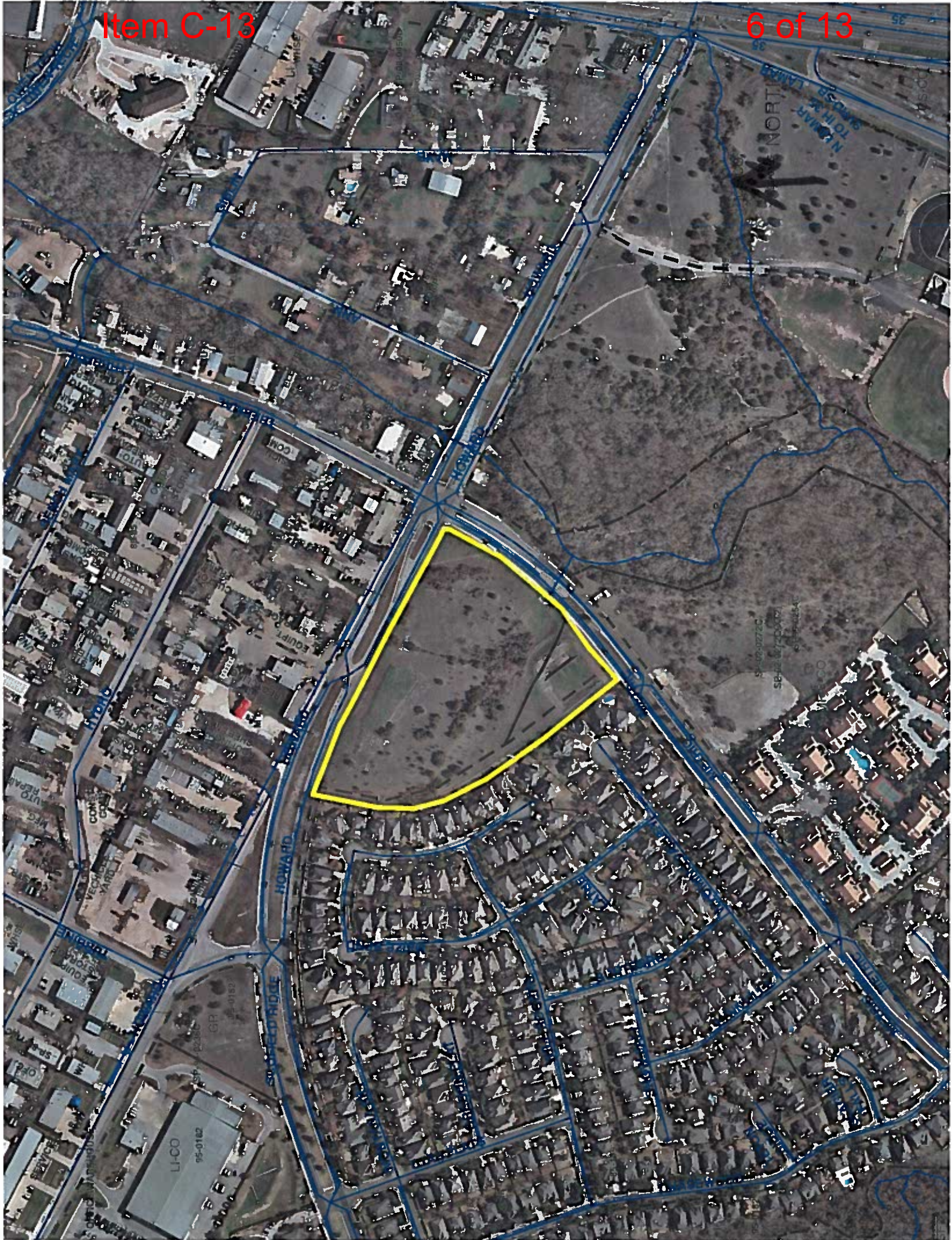
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Created: 4/13/2018





STAFF RECOMMENDATION

The staff's recommendation is to grant GO, General Office District, zoning.

In addition, if the requested zoning is granted for this site, then 70 feet of right-of-way from the existing centerline of Metric Boulevard should be dedicated according to the Transportation Plan through a street deed prior to 3rd reading of this case at City Council.

BASIS FOR RECOMMENDATION

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

General office (GO) district is the designation for an office or commercial use that serves community and city-wide needs. A building in a GO district may contain one or more different uses.

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

The site under consideration is adjacent to commercial and industrial uses to the north, across Howard Lane, and to residential uses to the south and west. The proposed zoning will provide for a transition in the intensity of uses from the commercial and industrial uses developed in the County to the north to the SF-6/MF-3 zoning and residential developments to the south and west.

3. *Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.*

The property in question is located along an identified activity corridor takes access to major arterial roadways, West Howard Lane and Metric Boulevard. The Imagine Austin Comprehensive Plan Growth Concept Map identifies this property as being located along an Activity Corridor (Howard Lane) and abutting a Neighborhood Center.

EXISTING CONDITIONS**Site Characteristics**

The site under consideration is an undeveloped tract of land located at the southwest intersection of W. Howard Lane and Metric Boulevard. The property is moderately vegetated and there is a detention pond in the southeast corner. The lots to the north, across West Howard Lane, are developed with office and warehouses that are part of an industrial park. The land to the east is undeveloped. There are single family residential neighborhoods to the south and west (The Ridge at Scofield, Scofield Farms Meadows).

Comprehensive Planning

Monday April 30, 2018

This rezoning is located on 9.86 acre undeveloped site, which is part of larger 11.24 acre property that is located on the southwest corner of W. Howard Lane and Metric Boulevard. The property is also not located within the boundaries of a neighborhood planning area. Surrounding land uses include retail and light industrial uses to the north, a residential subdivision to the south and west, and vacant land to the east. The proposed use is a 108 bed congregate living facility.

Connectivity

A CapMetro and urban trail are located within walking distance to this property. A public sidewalk is located along Metric Blvd. but is only partially completed along this portion of Howard Lane. The Walkscore for this site is **14/100, Car Dependent**, meaning almost all errands require a car.

Imagine Austin

The Imagine Austin Growth Concept Map identifies this property as being located along an Activity Corridor (Howard Lane) and abutting a Neighborhood Center. Activity Corridors are characterized by a variety of activities and types of buildings located along the roadway — such as shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. A Neighborhood Center is 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 Imagine Austin policies are also relevant to this case:

- ☐ **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 P5.** Promote a diversity of land uses throughout Austin to allow a variety of housing types including rental and ownership opportunities for singles, families with and without children, seniors, persons with disabilities, and multi-generational families.

Based upon the property being located along an Activity Corridor, and abutting a Neighborhood Center, both which encourage residential and local serving land uses, and the policies above which supports a variety of housing types, including senior living, the proposed project appears to support the plan.

Hill Country Roadway

The site is not within a Hill Country Roadway Corridor.

Environmental

Wednesday April 18, 2018

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.

According to floodplain maps there is a floodplain adjacent to the project location.

There is a Critical Water Quality Zone on this property.

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

Some 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 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 GO 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 is limited by the watershed regulations. The site is in the Desired Development Zone.

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.

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

Compatibility Standards

The site is subject to compatibility standards. Along the north property line, the following standards apply:

- ☐ 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.
- ☐ For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.
- ☐ An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- ☐ A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.

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

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

The Austin Metropolitan Area Transportation Plan calls for 140 feet of right-of-way for Metric Blvd. If the requested zoning is granted for this site, then 70 feet of right-of-way from the existing centerline should be dedicated according to the Transportation Plan. [LDC 25-6-51 and 25-6-55].

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane is recommended for Howard Lane. The curb should be relocated 4 feet from the existing location to accommodate the Bicycle Plan recommendation. [LDC 25-6-55 and LDC 25-6-101]. Please review the [Bicycle Master Plan](#) for more information.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Howard Lane	140 ft.	98 ft.	Major Arterial (MAD 4)	Yes (North side only)	Shared Lane	Routes 1, 325
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Water and Wastewater

Friday April 13, 2018

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 Austin Water 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.

**DRENNER
GROUP**

April 10, 2018

Mr. Greg Guernsey
Planning and Zoning Department
City of Austin
505 Barton Springs Road
Austin, TX 78704

Via Hand Delivery

Re: Metric at Howard – Rezoning application for the 9.686 acre piece of property located at 13614 Metric Boulevard in Austin, Travis County, Texas (the “Property”)

Dear Mr. Guernsey:

As representatives of the owner of the Property, we respectfully submit the enclosed rezoning application package. The project is titled Metric at Howard and consists of 9.686 acres out of a larger 11.264 acre tract of land. The Property is currently undeveloped. The Property is currently zoned SF-6 (Townhouse and Condominium Residence), GO (General Office), and GR (Community Commercial), see attached map. The requested rezoning is from SF-6, GO, and GR to GO zoning district for the entire Property. The purpose of this rezoning is to allow for the development of a congregate living facility on the Property.

The Property is not located within a Neighborhood Planning Area. A Traffic Impact Analysis (TIA) is not required and a TIA waiver dated April 5, 2018 is included with this submission. The Property proposes to take access off of Howard Lane and Metric Boulevard.

The Property is located within the Walnut Creek suburban watershed. The Property is within the City of Austin’s desired development zone (DDZ) and currently receives utilities from the City of Austin.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very truly yours,



Amanda Swor
Director of Entitlements & Policy

cc: Jerry Rusthoven, Planning and Zoning Department (*via electronic delivery*)
Sherri Sirwaitis, Planning and Zoning Department (*via electronic delivery*)

