

**ZONING CHANGE REVIEW SHEET**

CASE: C14-2019-0010 – 12213 Tech Ridge

Z.A.P. DATE: July 16, 2019

ADDRESS: 12213 Tech Ridge Boulevard

AREA: 15.086 acres

DISTRICT AREA: 1

OWNER/APPLICANT: Quicktrip Corporation (Matthew D. Miller)

AGENT: Drenner Group, LLC (Amanda Swor)

REZONING FROM: GR

TO: MF-4

SUMMARY STAFF RECOMMENDATION:

**Staff supports the Applicant’s request for zoning from GR to MF-4** *For a summary of the basis of staff’s recommendation, see case manager comments on page 2.*

ZONING & PLATTING COMMISSION RECOMMENDATION:

July 16, 2019:

CITY COUNCIL ACTION:

August 8, 2019:

ORDINANCE NUMBER:

CASE MANAGER: Heather Chaffin  
e-mail: [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov)

PHONE: 512-974-2122

ISSUES:

No issues at this time.

CASE MANAGER COMMENTS:

The subject property is located at the southeast corner of Northbound IH 35 and Tech Ridge Boulevard. The property is zoned GR and is undeveloped. The property bounds Yager Lane on the east; further east are properties zoned GR, CS-CO, LR, P, and MF-2. These properties are a mix of land uses—undeveloped, hotel/motel, assisted living, regional detention pond and multifamily residential. Immediately south of the subject property is property zoned MF-3-CO that is developed with multifamily residential land use and property zoned GO-CO that is developed with club/lodge land use. West of the property is IH 35. On the other side of IH 35 are properties zoned with a mix of commercial and industrial zoning districts ranging from LO to LI. These are developed with electronic prototype assembly, electronic testing, retail and administrative office uses. To the north across Tech Ridge Boulevard are properties zoned GR, RR, LI, GO and LI-PDA. These properties include undeveloped, general retail, professional office, personal improvement services and industrial park. *(Please see Exhibits A and B- Zoning Map and Aerial Exhibit).*

The Applicant is proposing approximately 310 market rate multifamily units. The traffic generation for the proposed development complies with an existing Traffic Impact Analysis (TIA) that was previously prepared for the area. The traffic generated by a multifamily development at this location is approximately 900 vehicles per day (v.p.d.) less than approved for the GR zoning that currently exists on the property. As a result, the proposed rezoning complies with the existing TIA.

Staff supports the proposed rezoning to MF-4. The property is immediately adjacent to other multifamily development and is close to local job centers like the Dell Computer campus to the northeast. Approximately 1/3 mile to the north is a commercial center with a grocery, restaurants, limited hospital services, financial services and many other commercial uses that would support the proposed residential use. The property has frontage on three roads and proposes less intense traffic generation that currently permitted on the site. The allowable impervious coverage is also lower if rezoned to multifamily. The addition of approximately 310 multifamily units at this location will increase housing opportunities in the area. An Educational Impact Statement (EIS) prepared by Pflugerville Independent School District show that the increased student population can be absorbed by area schools. *(Please see Exhibit C- Educational Impact Statement).*

BASIS OF RECOMMENDATION:

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

Multifamily residence moderate - high density (MF-4) district is the designation for multifamily and group residential use with a maximum density of 36 to 54 units per acre, depending on unit size. An MF-4 district designation may be applied to high density housing in a centrally located area near supporting transportation and commercial facilities, in an area adjacent to the central business district or a major institutional or employment center, or in an area for which moderate to high density multifamily use is desired. This property is near a major employment center (Dell Parmer South Campus), Walnut Creek Greenbelt, IH 35 and numerous commercial services.

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

The Affordable Housing Blueprint supports the addition of a variety of housing types across the city.

3. *Intensive multi-family zoning should be located on major arterials and highways.*

MF-4 zoning is defined as “moderate - high density” and is located along the IH 35 Northbound frontage road.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR	Undeveloped
<i>North</i>	GR, RR, LI, GO, LI-PDA	Undeveloped, Professional office, Personal services
<i>South</i>	MF-3-CO, GO-CO	Multifamily residential, Club/lodge
<i>East</i>	GR, CS-CO, LR, P, MF-2	Undeveloped, Hotel/motel, Assisted living, Regional detention, Multifamily
<i>West</i>	LO, RR, IP, GR, GO	Undeveloped, Industrial Park, Limited retail, Administrative office

RELATED CASES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2018-0063 12427 Tech Ridge Boulevard	GR to CS-CO, prohibiting Ag. sales & svcs, Campground, Elec. prototype assembly, Equip. repair svcs, Food prep, Laundry svcs, Plant nursery, Veterinary svcs, Indoor crop production, Building maint. Svcs, Comml blood plasma ctr, Elec. Testing, Equip sales, Kennels, Monument retail sales, Vehicle storage, Ltd warehousing & dist., Maint. & service facilities, Transitional housing, Transportation terminal	07/17/2018: To grant with additional prohibited uses: Adult oriented bus., Construction sales & svcs,	08/23/2018: To grant CS-CO as rec. by ZAP; Ord. No. 20180823-065
C14-2017-0096 Walnut Park II	LO to MF-2	12/05/2017: To grant Staff rec. with CO: max 2,000 vpd	08/09/2018: To grant MF-2-CO as rec. by ZAP; Ord. No. 20180809-076
C14-2016-0014 211 Canyon Ridge Drive Hotel	LI to LI-PDA with 80' height	05/03/2016: Forward without recommendation	WITHDRAWN
C14-2014-0053 Walnut Park Crossing	LO to MF-2	06/2014: To grant MF-2	06/26/14: 1 <sup>st</sup> rdg only; 04/16/2015: To grant MF-2 on 2 <sup>nd</sup> /3 <sup>rd</sup> ; Ord. 20150416-010

SCHOOLS: Pflugerville ISD

River Oaks Elementary School      Westview Middle School      Connally High School

WATERSHED: Walnut Creek (Suburban)

TIA: N/A

NEIGHBORHOOD ORGANIZATIONS:

Homeless Neighborhood Association	SEL Texas
Friends of Austin Neighborhoods	Bike Austin
Sierra Club	Austin Neighborhoods Council
Neighborhood Empowerment Foundation	Techridge Neighbors
North Growth Corridor Alliance	Friends of Copperfield Trails
Yager Planning Area	Pflugerville ISD

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within 1/4 mile)
IH 35	300'	34' (frontage rd only)	Highway	Yes, partially	Yes, shared lane	Yes
Tech Ridge Blvd	140'	110' (inc median)	Arterial	Yes	Yes, bike lane	Yes
Canyon Ridge Dr	100'	55-70'	Collector	Yes	Yes, bike lane	Yes

OTHER STAFF COMMENTS

Comprehensive Planning

Connectivity: The Walkscore for this property 35/100, Car Dependent, meaning most errands require a car. A public sidewalk and bike lanes are located along both sides of Tech Ridge Blvd., and partially along this portion of the IH-35 frontage road, leading to a large shopping center located to the north. A crosswalk with a sidewalk also goes across IH-35. A CapMetro transit stop is located across the street on Yager Lane. The area is defined as park deficient on the City of Austin Property Profile app. There are no existing urban trails in the area although the Walnut Creek Metro Park is located 3/4 of a mile to the west, while a large grocery store is located 3/4 of a mile to the north. The mobility and connectivity options available in the area are above average for an auto centric area that is located immediately adjacent to IH-35.

Imagine Austin: Tech Ridge Blvd. is not located by an Activity Center or along an Activity Corridor. The following Imagine Austin policies are applicable to this case:

- LUT P1. Align land use and transportation planning and decision-making to achieve a compact and connected city in line with the growth concept map.
- 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 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.

Based on comparative scale of the other multifamily apartment complexes and commercial uses in the area, there are a variety of existing mobility options (public sidewalks, bike lane, and bus stop), and connectivity options (shopping center including a grocery store) within walking distance to this site.

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.

2. 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%
<b>Multifamily</b>	<b>60%</b>	<b>70%</b>
Commercial	80%	90%

3. According to floodplain maps there is no floodplain within or adjacent to 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. At this time, site specific information is unavailable regarding 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.

Site Plan

SP 1. Site plans will be required for any new development other than single-family or duplex residential.

SP 2. 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.

SP 3. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

SP 4. FYI: Additional design regulations will be enforced at the time a site plan is submitted.

SP 5. FYI: There are approved and in-review site plan cases for this site (SP-2018-0480C, SP-05-1663D, and SP-94-0316C). There is a related subdivision case (C8-2018-0085.OA).

**COMPATIBILITY STANDARDS**

SP 6. The site is subject to compatibility standards. Due to RR zoning to the northwest, 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 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 zoned SF-5 or more restrictive.
- For a structure more than 300 feet but not more than 540 feet from property zoned SF-5 or more restrictive, 60 feet plus one foot for each four feet of distance in excess of 300 feet from the property zoned SF-5 or more restrictive.

### Transportation

- TR1. The site is subject to the approved TIA with zoning case # C14-99-0018. A TIA addendum/revision is required for the proposed rezoning application to account for the proposed uses. Please contact Scott James (Scott.James@austintexas.gov) to discuss the TIA addendum/revision. This comment will be cleared when the addendum/revision is approved and the associated fees have been paid. FYI – It appears a gas station site plan application (SP-2018-0480C) is proposed within the original TIA area and crosses into this zoning area. All proposed land uses will need to be accounted for within the addendum.
- TR2. The Austin Metropolitan Area Transportation Plan calls for 400 feet of right-of-way for IH 35. With the approval of the Texas Department of Transportation, 200 feet of right-of-way from the existing centerline should be dedicated for IH 35 according to the Transportation Plan at the time of the subdivision and/or site plan application, whichever comes first. [LDC 25-6-51 and 25-6-55].
- TR3. Additional right-of-way maybe required at the time of subdivision and/or site plan.
- TR4. Janae Spence, Urban Trails, Public Works Department, Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.
- TR5. The Urban Trails Master Plan recommends a tier II urban trail along IH 35. Please review the Urban Trails Master Plan for more information. Janae Spence, Urban Trails, Public Works Department may provide additional comments and requirements for right-of-way dedication and trail construction in accordance with LDC 25-6-55 and LDC 25-6-101.
- TR6. According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, an urban trail is recommended for IH 35, a protected bike lane is recommended for Yager Lane, and a protected bike lane for all ages and abilities for Tech Ridge Boulevard. Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments and requirements for right-of-way dedication and bicycle facility construction in accordance with LDC 25-6-55 and LDC 25-6-101. Please review the Bicycle Master Plan for more information.
- TR7. FYI – The existing sidewalks along Tech Ridge Boulevard, Canyon Ridge Drive, and IH 35 may be required to be reconstructed to City of Austin standards in accordance with the Land Development Code and Transportation Criteria Manual at the time of the site plan application.
- TR8. FYI – Joint use access may be required with the adjacent property to Tech Ridge Boulevard at the time of the subdivision and site plan applications in accordance with LDC 25-6-381.
- TR9. FYI – access to IH 35 shall be reviewed and approved by the Texas Department of

Transportation. Access may be restricted after further review.  
 TR10. Existing Street Characteristics:

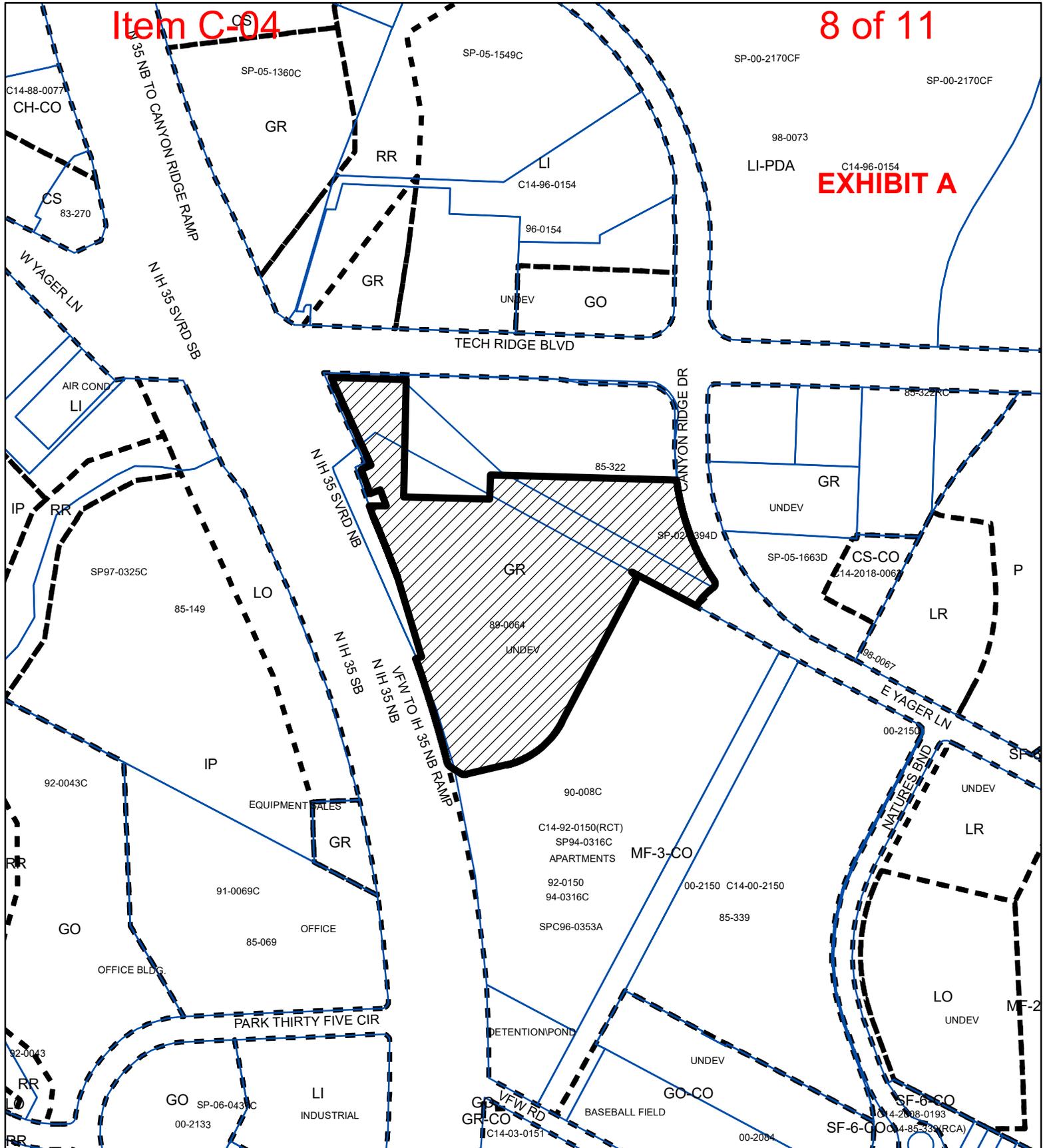
Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within 1/4 mile)
IH 35	300'	34' (frontage rd only)	Highway	Yes, partially	Yes, shared lane	Yes
Tech Ridge Blvd	140'	110' (inc median)	Arterial	Yes	Yes, bike lane	Yes
Canyon Ridge Dr	100'	55-70'	Collector	Yes	Yes, bike lane	Yes

Water and Wastewater

WW1. 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.

INDEX OF EXHIBITS TO FOLLOW:

- A. Zoning Map
- B. Aerial Exhibit
- C. Educational Impact Statement



ZONING

ZONING CASE#: C14-2019-0010



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

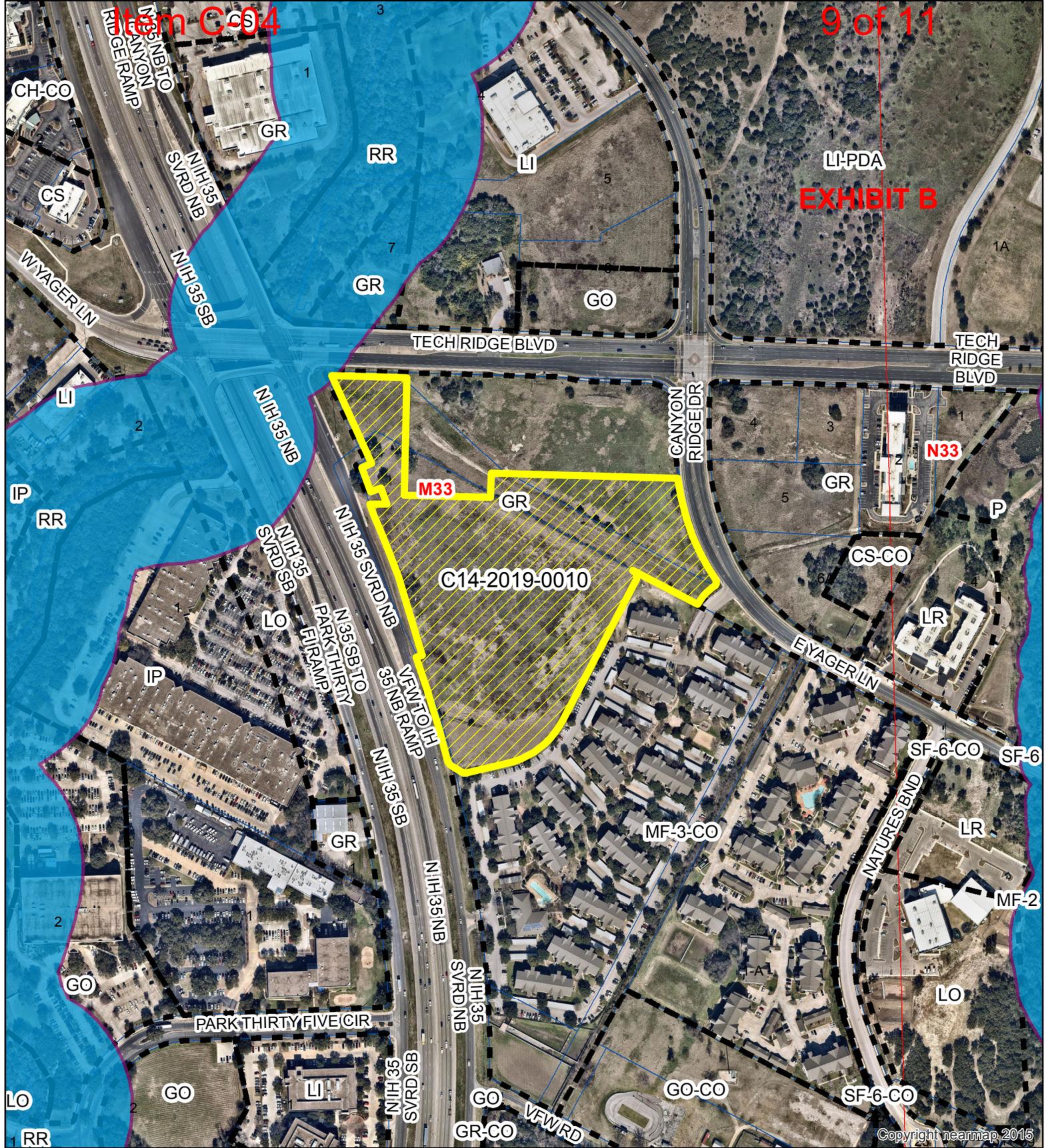
1" = 400'

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



Created: 1/23/2019



### 12213 TECH RIDGE

ZONING CASE#: C14-2019-0010  
 LOCATION: 12213 TECH RIDGE BLVD.  
 SUBJECT AREA: 15.09 ACRES  
 GRID: M33  
 MANAGER: HEATHER CHAFFIN



- 
-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

1" = 400'

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.

# EDUCATIONAL IMPACT STATEMENT

School District:

**EXHIBIT C**



PROJECT NAME: 12213 Tech Ridge  
 ADDRESS/LOCATION: 12213 Techridge Blvd  
 CASE #: \_\_\_\_\_ CITY COUNCIL DATE: \_\_\_\_\_

- NEW SINGLE FAMILY                       DEMOLITION OF MULTIFAMILY  
 NEW MULTIFAMILY                       TAX CREDIT

# SF UNITS: \_\_\_\_\_ STUDENTS PER UNIT ASSUMPTION: \_\_\_\_\_  
 # MF UNITS: 312 STUDENTS PER UNIT ASSUMPTION: .5

**ELEMENTARY SCHOOL: River Oaks** RATING: \_\_\_\_\_

ADDRESS: 12401 Scofield Farms Dr PERMANENT CAPACITY: 688  
 % QUALIFIED FOR FREE/REDUCED LUNCH: 88% MOBILITY RATE: \_\_\_\_\_

ELEMENTARY SCHOOL STUDENTS	Current Population	5- Year Projected Population	5-Year Projected Population (w/ proposed development)
Number	558	576	591
% of Permanent Capacity	81%	84%	86%

- INCREASE  
  
 DECREASE

NO IMPACT

**MIDDLE SCHOOL: Westview Middle** RATING: \_\_\_\_\_

ADDRESS: 1805 Scofield Ln PERMANENT CAPACITY: 964  
 % QUALIFIED FOR FREE/REDUCED LUNCH: 79% MOBILITY RATE: \_\_\_\_\_

MIDDLE SCHOOL STUDENTS	Current Population	5- Year Projected Population	5-Year Projected Population (w/ proposed development)
Number	796	916	932
% of Permanent Capacity	82%	95%	97%

- INCREASE  
  
 DECREASE

NO IMPACT

**HIGH SCHOOL: Connally** RATING: \_\_\_\_\_

ADDRESS: 13212 North Lamar PERMANENT CAPACITY: 2280  
 % QUALIFIED FOR FREE/REDUCED LUNCH: 71% MOBILITY RATE: \_\_\_\_\_

HIGH SCHOOL STUDENTS	Current Population	5- Year Projected Population	5-Year Projected Population (w/ proposed development)
Number	1891	2078	2094
% of Permanent Capacity	83%	91%	92%

INCREASE

DECREASE

NO IMPACT

**To select one of the checkboxes above, double click on the box and select "checked" from the default value menu in the middle of the page. Click OK to complete the selection.**

**IMPACT ON SCHOOLS**

**TRANSPORTATION IMPACT**

**SAFETY IMPACT**

Date Prepared: \_\_\_\_\_

Director's Signature: \_\_\_\_\_