

ZONING CHANGE REVIEW SHEET

CASE: C14-2019-0104 (Citadel at Tech Ridge) DISTRICT: 7

ADDRESS: 1127 Pearl Retreat Lane

ZONING FROM: DR

TO: MF-2

SITE AREA: 0.1355 acres (5,901 sq. ft.)

PROPERTY OWNER: Austin Citadel, LLC (David Howat)

AGENT: Alice Glasco Consulting (Alice Glasco)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMENDATION:

The staff's recommendation is to grant MF-2, Multifamily Residence-Low Density District, zoning.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

**September 3, 2019: Approved staff's recommendation of MF-2 zoning by consent (9-0);
A. Denkler-1st, E. Goff-2nd.**

CITY COUNCIL ACTION:

October 3, 2019

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property under consideration is an undeveloped portion of land located on East Parmer Lane north of the intersection with Dessau Road. The tracts of land to the south and southwest are zoned MF-2. To the north, there is undeveloped land that is part of the Oertli PUD, a planned mixed-use development that is comprised of multifamily, office, retail and restaurant uses.

The applicant is requesting to rezone this 0.135 acre parcel to correct an error that left out this acreage in the original rezoning case, C14-2014-0179, for the 1.467 acre tract to the south. These properties have combined and are under development in conjunction with approximately 13 acres of designated multifamily area in the PUD to the north (Please see Applicant's Request Letter – Exhibit C).

The applicant agrees with the staff's recommendation.

BASIS OF RECOMMENDATION:

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

Multifamily Residence (Low Density) district is intended to accommodate multifamily use with a maximum density of up to 23 units per acre, depending on unit size. This district is appropriate for multifamily residential areas located near single-family neighborhoods, and in selected areas where low density multifamily use is desirable.

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

The proposed MF-2 zoning is consistent with land use patterns in this area. There is MF-2 zoning to the south and southeast and PUD zoning that permits multifamily, office and commercial uses to the north.

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

The current DR zoning will not allow for the redevelopment of the property. The rezoning of this small 0.135 acre parcel will permit the applicant to combine this property with the tracts of land to the north and south to develop new housing options.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR	Undeveloped
<i>North</i>	PUD	Undeveloped, Multifamily (Bexley)
<i>South</i>	MF-2	Undeveloped
<i>East</i>	MF-2	Undeveloped
<i>West</i>	DR, SF-2, SF-4	Undeveloped, Single-Family Residences

NEIGHBORHOOD PLANNING AREA: N/ATIA: Not RequiredWATERSHED: Walnut Creek WatershedNEIGHBORHOOD ORGANIZATIONS:

Austin Neighborhoods Council
 Bike Austin
 Copperfield Neighborhood Organization
 Friends of Austin Neighborhoods
 Harris Ridge Phase IV
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 North Growth Corridor Alliance
 Pflugerville Independent School District
 SELTEXAS
 Sierra Club, Austin Regional Group
 Techridge Neighbors
 Yager Planner Area

SCHOOLS: Pflugerville I.S.D.

Copperfield Elementary School
 Provan Opportunity Center
 Connally High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2014-0179 (Copperfield IV: 1312 ½ E. Parmer Lane)	DR to MF-2	12/16/14: To grant MF-2 zoning by consent (6-0); P. Seeger-1 st , S. Compton-2 nd .	2/12/15: Approved MF-2 zoning on all 3 readings

C14-2017-0225 (Parmer Place: 1600-1622 E. Parmer Lane	DR, SF-2-CO to MF-2 and GR	4/01/08: Approved staff's recommendation of MF-2 & GR district zoning with conditions by consent (6-0, T. Rabago, J. Martinez-absent); K. Jackson-1 st , J. Shieh-2 nd .	8/08/08: Approved MF-2 zoning for Tract 1 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 Tract 1 and GR zoning for Tract 2 by consent (6-0, J. Kim- off the dais); 2 nd /3 rd readings
C814-2008-0146 (Oertli PUD: 12422 Dessau Road)	DR, SF-2 to PUD	1/20/09: Approved staff rec. for PUD zoning by consent (4-0)	2/26/09: Approved PUD zoning with conditions (6-0); 1 st reading 4/02/09: Approved PUD zoning with conditions (7-0); 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	11/18/04: Granted GR-CO (7-0); all 3 readings

		addition, the public RC encompasses the TIA recommendations.	
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)

RELATED CASES: C14-2014-0179 (Previous Zoning Case)
SP-2017-0241C (Site Plan Case)

OTHER STAFF COMMENTS:

Comprehensive Planning

This zoning case is located on the east side of East Parmer Lane, on a 0.135 acre parcel, which is part of a larger site comprising 14.874 acres. The larger site contains a multi-building apartment complex, while the smaller parcel is used as green space. The property is not located within the boundaries of an area with an adopted neighborhood plan. Surrounding land uses include a multi-building apartment complex, Oertli Park and single family subdivisions to the north; to the south is a multi-building apartment complex, several restaurants and retail uses; to the east is a single family subdivision; and to the west are several single family subdivisions. The larger parcel was rezoned in late 2014 for a multi-family apartment complex, but the subject property was accidentally left out of the field notes of the property. The proposal is to rezone the smaller property, which is used as open space for the apartment complex, for zoning consistency.

Connectivity

The Walkscore for this site is **22/10, Car Dependent**, meaning almost errands require a car. Bike lanes are located along Pearl Retreat Drive, but not along this section of Parmer Lane. Parmer Lane has public sidewalks located on both sides of the street, while Pearl Retreat Drive has public sidewalks located on just one side of the street. The mobility and connectivity options in the area are fair.

Imagine Austin

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan (IACP), identifies this portion of E. Parmer Lane as being located along an **Activity Corridor**. **Activity Corridors** are intended to allow people to reside, work, and access services without traveling far distances. Based on the predominance of residential uses in the area, including numerous multifamily properties and the property being located along an Activity Corridor, the proposal appears to support the Imagine Austin Comprehensive Plan.

Environmental

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.

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%

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.

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.

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 ls that preempt current water quality or Code requirements.

Transportation

Additional right-of-way maybe required at the time of subdivision and/or site plan. 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]. The adjacent street characteristics table is provided below:

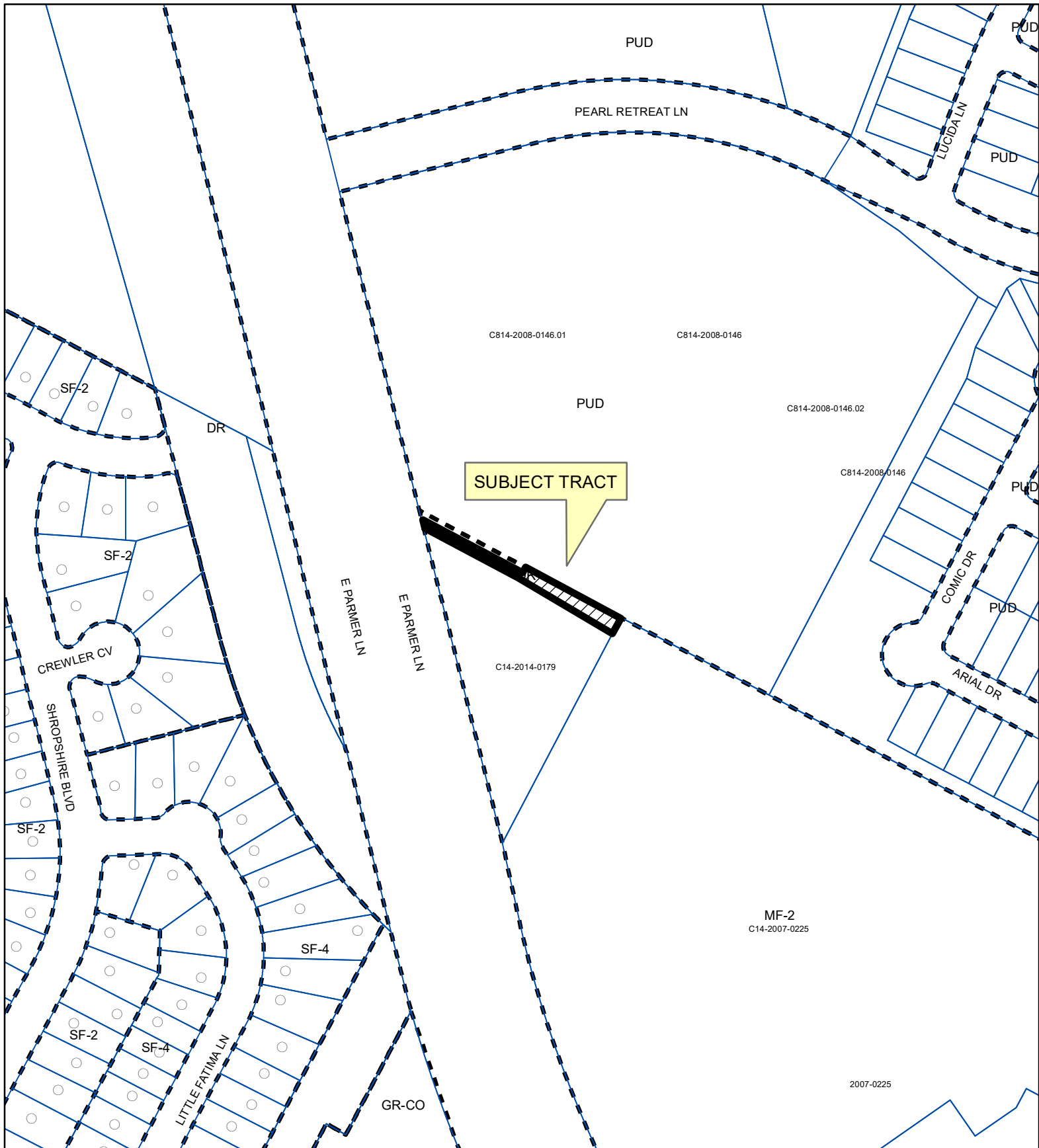
Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Parmer lane	200'	4 lanes divided	ASMP Level 4	Yes	Yes	No

Austin Water Utility

FYI: 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, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. 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 fees once the landowner makes an application for Austin Water utility tap permits.

INDEX OF EXHIBITS TO FOLLOW




- A: Zoning Map
- B. Aerial Map
- C. Applicant's Request Letter



ZONING

ZONING CASE#: C14-2019-0104



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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.

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Created: 8/5/2019



CITADEL AT TECHRIDGE





ZONING CASE#: C14-2019-0104
 LOCATION: 1127 PEARL RETREAT LANE
 SUBJECT AREA: .1355 ACRES
 GRID: N33
 MANAGER: Sherri Sirwaitis



N



1" = 400'

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

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.

ALICE GLASCO CONSULTING

alice@agconsultingcompany.com* Tel. 512-231-8110

July 24, 2019

Mr. Greg Guernsey, Director
Planning and Zoning Department
505 Barton Spring Road, Suite 500
Austin, Texas 78704

RE: 1127 Pearl Retreat Lane Rezoning

Dear Greg:

I represent Austin Citadel, LLC, the owner of 1127 Pearl Retreat Lane in a request to re-zone a 0.1355 - acre tract (5,901 sq. ft.) from DR Development Reserve, to MF-2, Multifamily Residence Low Density District.

The subject tract is part of a larger site (comprising 14.8741 acres) – zoned PUD and MF-2 - with an approved site plan (SP-2017-0241C) for 308 apartments. In 2014, the previous property owner assumed that the subject tract was zoned MF-2 as part of zoning case number C14-2014-0179 (ordinance # 20150212-080). However, when the current owner (Austin Citadel, LLC) requested a zoning verification letter from the City of Austin in 2018, they found out that a portion of the site is still zoned DR, Development Reserve(see attached zoning map). After researching the zoning history of the property, it became apparent that the subject tract was inadvertently omitted from the field notes that were submitted for case number C14-2014-0179.

The approved multifamily project is currently under construction. The attached, approved site plan, shows the subject DR-zoned tract - it is highlighted in yellow within the clouded area, which is open space. The purpose of our rezoning request from DR to MF-2 is because the property owner's financial lender has requested that the entire property have appropriate zoning - one that allows multifamily development – and DR does not.

Please let me know if you have any questions or need additional information.

Sincerely,



Alice Glasco, President
Alice Glasco Consulting

Cc: David Howat, VP of Development – Austin Citadel, LLC
Sherri Sirwaitis, Zoning Planner – City of Austin, Texas



Property Profile

Legend

Jurisdiction	
FULL PURPOSE	
LIMITED PURPOSE	
EXTRATERRITORIAL JURISDICTION	
2 MILE ETJ AGRICULTURAL AGR	
OTHER CITY LIMITS	
OTHER CITIES ETJ	
Zoning	
Single Family (SF)	
Multi-family (MF)	
LA, RR	
Mobile Home (MH)	
Commercial (CH, CS, GR, LR, L)	
Office (GO, LO, NO)	
Industrial (IP, LI, MI, PDA, RD, WL)	
CBD, DMU	
TND, TOD, NBG, ERC	
PUD	
AG, DR	
AV, P, UNZ	
County/Missing Value	

Notes



1: 2,400

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NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Data Provided

