

ZONING CHANGE REVIEW SHEET

CASE: C14-2020-0009 – Dessau Rezone

DISTRICT: 1

ZONING FROM: SF-3

TO: LI

ADDRESS: 9511 Dessau Road

SITE AREA: 0.817 acres

PROPERTY OWNER:

Wilco Group Holdings, LLC. (Cory Damon)

AGENT:

Keepers Land Planning (Ricca Keepers)

CASE MANAGER: Kate Clark (512-974-1237, kate.clark@austintexas.gov)

STAFF RECOMMENDATION:

Staff recommends Limited Industrial Service district zoning. *For a summary of the basis of staff's recommendation, see page 2.*

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

March 3, 2020

Scheduled for Zoning and Platting Commission

CITY COUNCIL ACTION:

March 26, 2020

Scheduled for City Council

ORDINANCE NUMBER:

ISSUES

None known at this time.

CASE MANAGER COMMENTS:

This property is approximately 0.8 acres and is located on the west side of the intersection of Dessau Road and Brighton Lane. It is currently zone SF-3. Adjacent to the north is a property zoned LR-CO containing a parking lot for a religious assembly and LI-CO containing multiple warehouse buildings. To the east is a property zoned LI with a commercial building and associated parking for a cleaning company. Adjacent to the south is a property zoned LO containing a religious assembly. Across Dessau Road to the west are a mixture of single-family and multifamily residential buildings.

BASIS OF RECOMMENDATION:

1. *Zoning changes should promote compatibility with adjacent and nearby uses.*

The applicant is requesting a LI zoning district for office and warehouse purposes. It is currently adjacent to existing LI zoning to the north, northeast, east and southeast. Rezoning this property from SF-3 to LI would remove the potential for residential uses on this property and allow it to be used for more compatible industrial and commercial based land uses.

EXISTING ZONING AND LAND USES:

| | Zoning | Land Uses |
|-------|---------------------|---|
| Site | SF-3 | Single family residence |
| North | LR-CO | Parking for religious assembly |
| South | LO | religious assembly |
| East | LI | Building maintenance services |
| West | SF-3-NP and MF-3-NP | Single-family and multifamily buildings |

NEIGHBORHOOD PLANNING AREA: N/A

TIA: The TIA determination will be deferred to site plan submittal when land uses and intensities have been finalized.

WATERSHED: Little Walnut Creek (urban)

OVERLAYS: ADU Approximate Area Reduced Parking

SCHOOLS: Graham Elementary, Dobie Middle and Northeast High Schools.

NEIGHBORHOOD ORGANIZATIONS

Austin Independent School District
 Austin Neighborhoods Council
 Bike Austin
 Friends of Austin Neighborhoods
 Harris Branch Master Association, Inc.
 Heritage Hills/Windsor Hills Neighborhood
 Homeless Neighborhood Association

Neighborhood Empowerment Foundation
 North Growth Corridor Alliance
 SELTexas
 Sierra Club, Austin Regional Group
 Techridge Neighbors
 Windsor Hills Neighborhood Assn.

AREA CASE HISTORIES:

| Number | Request | Commission | City Council |
|---|---|---|-------------------------------------|
| C14-2010-0161/ NPA-2010-0028 Windsor Hills Neighborhood Planning Area Rezoning Cases | The applicant is requesting to add a NP combining district to the area. | To grant staff's recommendation of adding NP. | Approved as commission recommended. |

RELATED CASES:

None at this time.

EXISTING STREET CHARACTERISTICS:

| Street | ROW | Pavement | Classification | Sidewalks | Bike Route | Capital Metro (within ¼ mile) |
|-------------|------|----------|----------------|-----------|------------|-------------------------------|
| Dessau Road | 105' | 140' | 78' | 4 | Yes | Yes |

OTHER STAFF COMMENTS:Comprehensive Planning

The zoning case is located on the east side of Dessau Road, on a 0.817-acre parcel, which is located along the Dessau Road Activity Corridor. This case is also located outside the boundaries of a small area plan. The site has a house on it. Surrounding land uses includes a religious assembly building and a large multi-bay office/warehouse facility to the north; to the south is a religious assembly building; to the east is a commercial business and vacant land; and to the west is an apartment complex and a single-family subdivision. The proposal is to obtain LI (Light Industrial) Zoning to construct an office/warehouse use.

Connectivity

There are public sidewalks located along both sides of Dessau Road. The closest public transit stop is 1,200 linear feet south. There are no bike lanes in the area. The mobility and connectivity options in the area are below average.

Imagine Austin

The Imagine Austin Growth Concept Map identifies this project as being located along an Activity Corridor (Dessau Road). Activity Corridors are 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.

The following Imagine Austin policy is applicable to this case:

- LUT P4. Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.

Based on this property: (1) being situated along an Activity Corridor, which supports commercial uses, including office/warehouse; (2) having a large number of other light industrial and office/warehouses located within a quarter of a mile radius of this site; and (3) supporting the Imagine Austin policy referenced above that supports context sensitive infill while respecting the predominate character of the area, the proposed rezoning appears to support the Imagine Austin Comprehensive Plan.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Little Walnut Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. Zoning district impervious cover limits apply in the Urban Watershed classification. 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.

This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 square feet cumulative is exceeded, and on-site control for the two-year storm.

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.

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 east 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.

Additional design regulations will be enforced at the time a site plan is submitted.

Transportation

The Austin Strategic Mobility Plan (ASMP) adopted 04/11/2019, calls for 140 feet of right-of-way for Dessau Road. It is recommended that 70 feet of right-of-way from the existing centerline should be dedicated for Dessau Road at the time of subdivision or site plan. The TIA determination will be deferred to site plan submittal when land uses and intensities have been finalized.

Austin Water Utility

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.

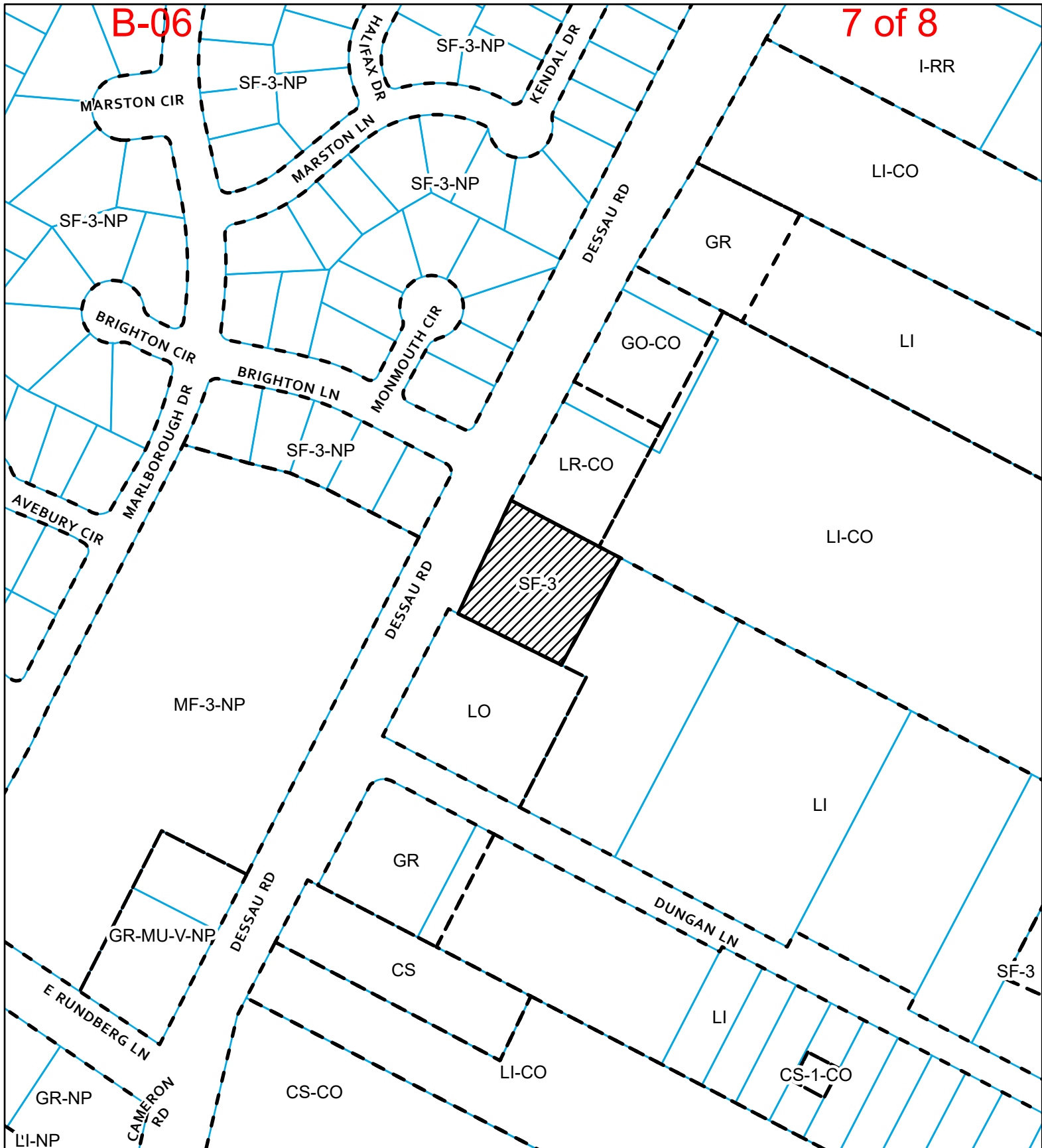
INDEX OF EXHIBITS TO FOLLOW

Exhibit A: Zoning Map

Exhibit B: Aerial Map

B-06

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SUBJECT TRACT



ZONING BOUNDARY

Dessau Rezone

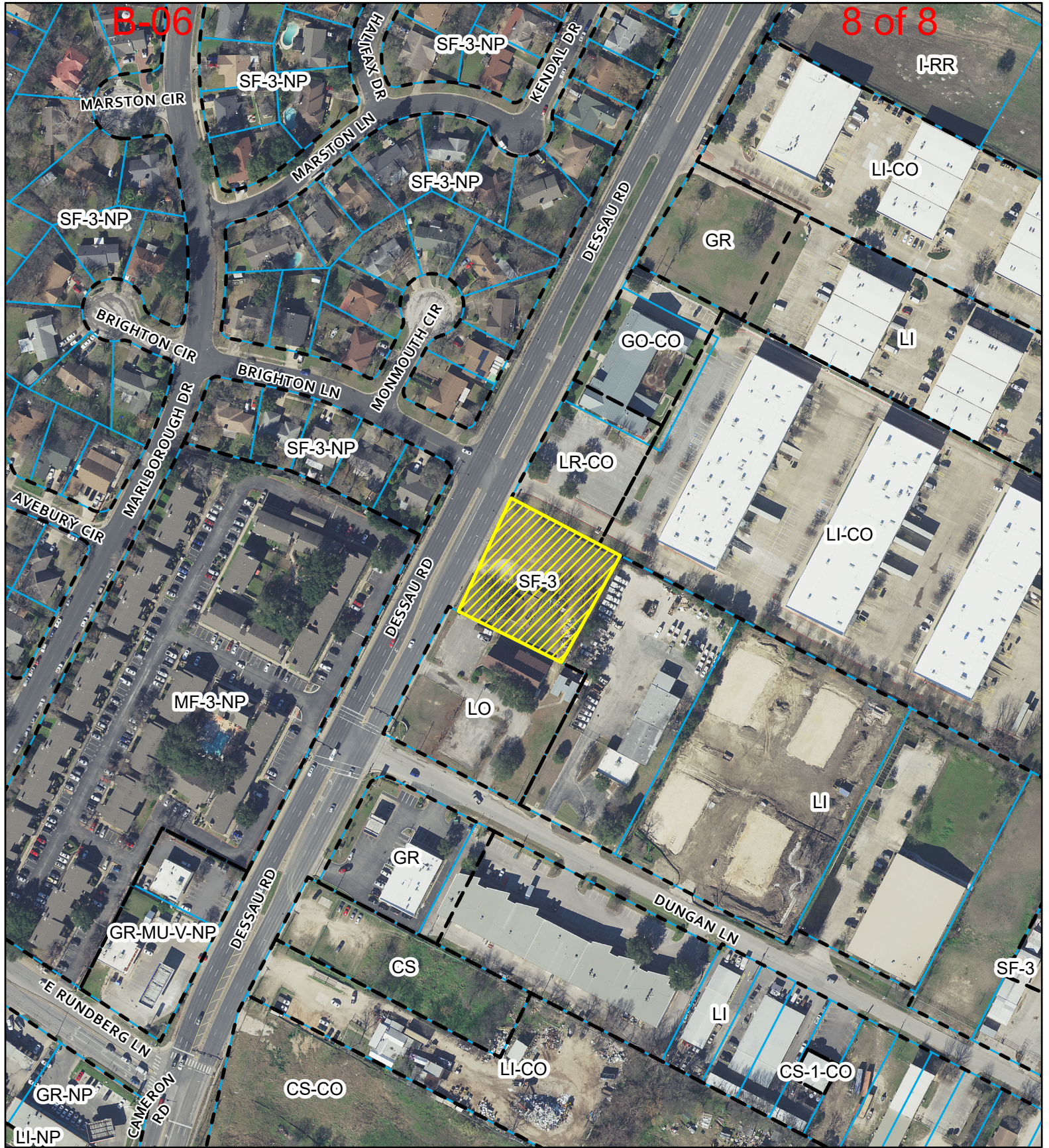
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
Exhibit A



1" = 200'

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




 SUBJECT TRACT
 ZONING BOUNDARY

Dessau Rezone

Exhibit B

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