

ZONING CHANGE REVIEW SHEET

CASE: C14-2020-0110 12212 Tech Ridge Blvd. DISTRICT AREA: 7

REZONING FROM: GR, LI, and RR TO: GR-MU

ADDRESS: 12212 & 12316 Tech Ridge Boulevard, 211 & 201½ Canyon Ridge Drive

AREA: 14.25 acres

PROPERTY OWNER:
Tech Ridge Phase IV, LP

AGENT:
Drenner Group, PLLC
(Amanda Swor)

CASE MANAGER: Heather Chaffin (512-974-2122, heather.chaffin@austintexas.gov)

SUMMARY STAFF RECOMMENDATION:

Staff supports the Applicant's request for zoning from GR, LI, and RR to GR-MU. *For a summary of the basis of staff's recommendation, see case manager comments on page 2.*

ZONING & PLATTING COMMISSION RECOMMENDATION:

February 2, 2021:

CITY COUNCIL ACTION:

March 4, 2021:

ORDINANCE NUMBER:

ISSUES:

There are no issues at this time.

CASE MANAGER COMMENTS:

The subject property is located at the northwest corner of Canyon Ridge Drive and Tech Ridge Boulevard. The rezoning request is comprised of three lots. The existing GR, LI, and RR zoning does not directly match the lot boundaries, due to rezoning and replats over the years. The subject property is mostly undeveloped except for a hotel on a portion of the site. North of the rezoning tract are properties zoned LI that include personal improvement services land use. To the west are properties zoned RR, and GR. These areas are undeveloped; the RR portion is floodplain. Northwest is a large commercial center zoned GR with retail, restaurant, and related uses. To the east, across Canyon Ridge Drive, is undeveloped land and a Dell corporate campus zoned LI-PDA. Across Tech Ridge Boulevard to the south and southeast are properties zoned GR and MF-4. These properties include undeveloped parcels, a hotel/motel, and a multifamily community. *(Please see Exhibits A and B- Zoning Map and Aerial Exhibit).*

The applicant proposed demolition of the existing hotel to allow redevelopment of the 14.25-acre property with up to 400 market rate multifamily units. At this time, the unit mix (number of bedrooms per apartment) has not been determined. Traffic generation for the proposed development is required to comply with an existing Traffic Impact Analysis (TIA) that was previously prepared for the area. ATD has reviewed the proposed rezoning and determined that it complies with the existing TIA.

Staff supports the proposed rezoning to GR-MU. The existing zoning categories does not permit residential land uses (RR zoning permits residential uses, but this RR area is in floodplain and cannot be developed). As a property split with three disparate zoning classification, any cohesive development would be challenging. The property is surrounded by various zoning categories including GR, LI, LI-PDA, and MF-4. The property is located approximately 3000 feet south of an Activity Center and very close to an intersection with Interstate 35 and Yager Lane, an Activity Corridor. This is an appropriate location near employers and commercial services, as well as other multifamily properties. Additional housing options across the city are a priority of the Strategic Housing Blueprint as adopted by City Council.

Staff has received correspondence in opposition to the rezoning request. *(Please see Exhibit C- Correspondence.)*

BASIS OF RECOMMENDATION:

1. *Zoning should allow for reasonable use of the property.*

The property is currently zoned GR, LI and RR. Development of a property with multiple zoning classifications is very challenging. GR-MU will allow cohesive development.

2. *Zoning changes should promote an orderly relationship among land uses.*

GR-MU is an appropriate zoning classification for a property surrounded by GR, LI, LI-PDA and MF-4 zoning.

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

GR-MU zoning will allow the development of multifamily residences, increasing housing options in the area. This is consistent with the Strategic Housing Blueprint adopted by City Council.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR, LI, RR	Hotel/motel, Undeveloped
<i>North</i>	LI, RR	Personal improvement services, Undeveloped
<i>South</i>	GR, MF-4	Undeveloped, Hotel/motel
<i>East</i>	LI-PDA	Undeveloped, Corporate campus
<i>West</i>	GR, RR, LI, GO, LI-PDA	Shopping Center- General retail, Limited restaurant, etc.

RELATED CASES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2020-0015 Tech Ridge Hotel	GO and LI to GR	05/19/2020: To grant GR, on consent	06/11/2020: To grant GR, on consent
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, on consent
C14-2016-0014 211 Canyon Ridge Drive Hotel	LI to LI-PDA with 80' height	05/03/2016: Forward without recommendation	WITHDRAWN

WATERSHED: Walnut Creek (Suburban)

TIA: A TIA was previously approved for the Tech Ridge area; Austin Transportation Department (ATD) has verified that the proposed rezoning complies with the existing TIA.

NEIGHBORHOOD ORGANIZATIONS:

Homeless Neighborhood Association
Friends of Austin Neighborhoods
Sierra Club
Neighborhood Empowerment Foundation
North Growth Corridor Alliance
Yager Planning Area

SEL Texas
Bike Austin
Austin Neighborhoods Council
Techridge Neighbors
Friends of Copperfield Trails
Pflugerville ISD

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
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: A transit stop is located on the other side of the street across from the subject property and 2,000 feet on the same side of street where the subject property is located.

Public sidewalks and unprotected bike lanes are located along both side of Tech Ridge Boulevard and along the IH-35 frontage road.

There is a lighted crosswalk at the corner of Canyon Ridge Drive at Tech Ridge Boulevard. The mobility and connectivity options in the area are good.

Imagine Austin: Tech Ridge Boulevard is not located by an Activity Center or along an Activity Corridor but is a highly traveled arterial corridor. The following Imagine Austin policies are applicable 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 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.

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.

Based on comparative scale of the other commercial uses in the area, mobility (public sidewalks, bike lanes, and bus stops) and connectivity strengths (retail and commercial uses) within walking distance, the project appears to supports the policies of the Imagine Austin Comprehensive Plan.

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%
Multifamily	60%	70%
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.

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

Sufficient right-of-way exists for both Tech Ridge Blvd. and Canyon Ridge Drive. A site plan must demonstrate compliance with the previous TIA approved with zoning case C14-85-322. The TIA may need to be amended depending on land uses and intensities submitted with site plan.

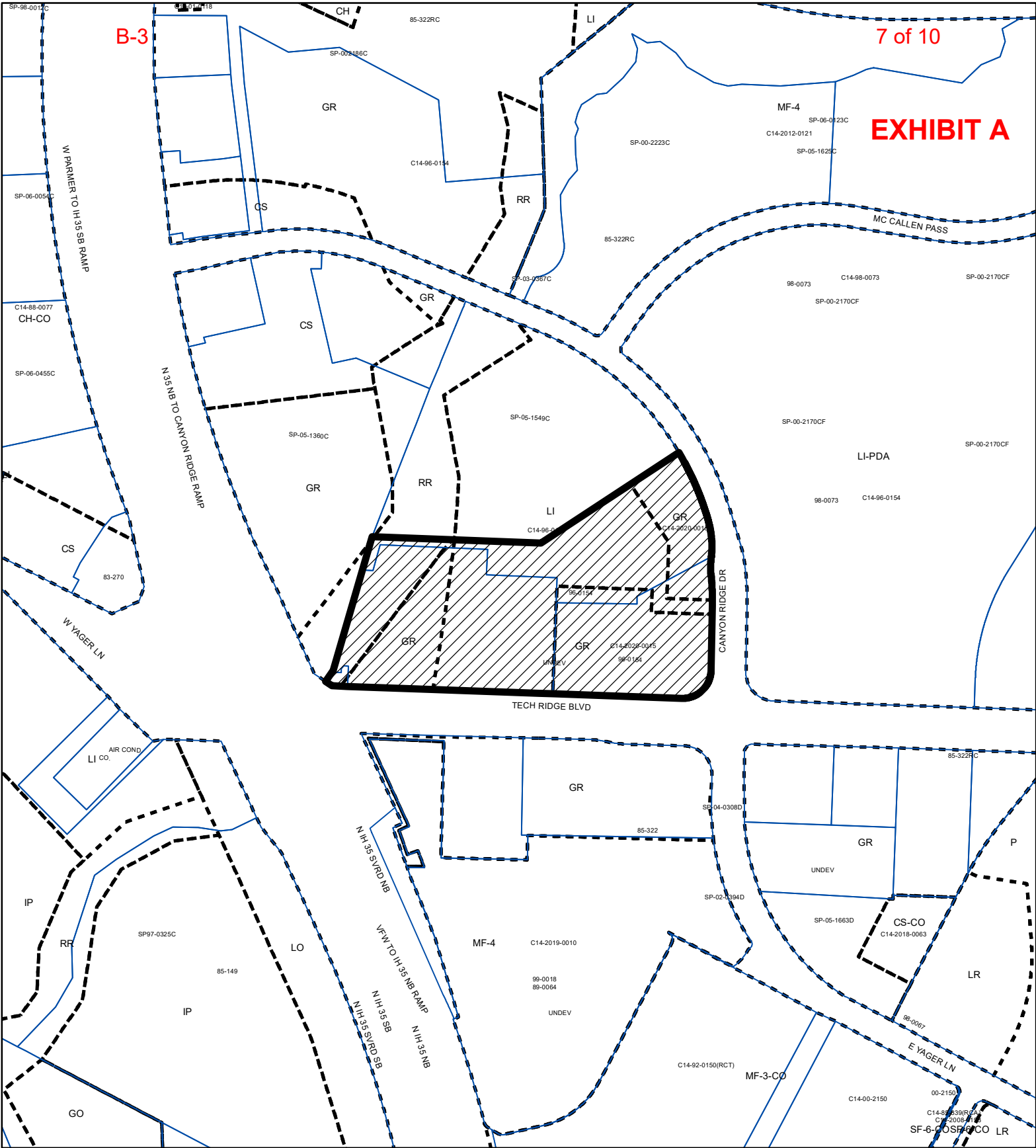
Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
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Canyon Ridge Dr	100'	55-70'	Collector	Yes	Yes, bike lane	Yes

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. Correspondence






B-3

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EXHIBIT A

ZONING

ZONING CASE#: C14-2020-0110

-  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.

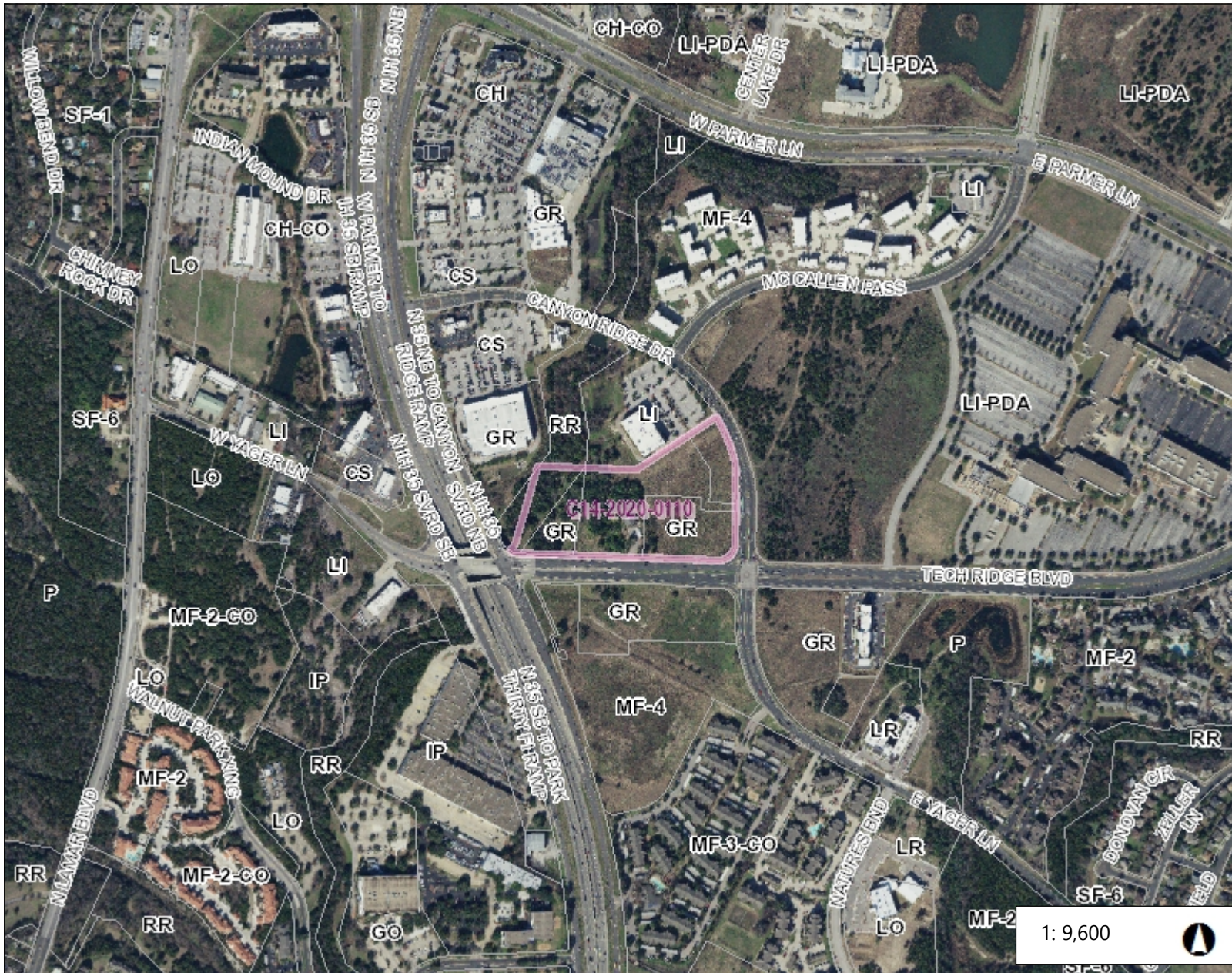
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Created: 10/12/2020



B-3
Property Profile



- Street Labels
- Zoning Review Cases- IN REV
- Zoning Text

1: 9,600



NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

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Notes

C14-2020-0110

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted online and you have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for information on how to participate in the public hearings online. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2020-0110
Contact: Heather Chaffin, 512-974-2122
Public Hearing: Feb 02, 2021, Zoning and Platting Commission
March 4, 2021, City Council

Deana Dossey
Your Name (please print)

I am in favor
 I object

12108 Trotwood 78753
Your address(es) affected by this application

Dossey
Signature

1-27-2021
Date

Daytime Telephone: 512-2897744

Comments: Request current RR zoned area be maintained as RR or equivalent low density, low impervious cover due to site properties. RR seems right for terrain and minimizing potential negative impact on surrounding down hill properties/waterways if developed. Multiple large trees on or nearby (generally for rest of property zoning going to lighter use, okay)

If you use this form to comment, it may be returned to:
City of Austin
Housing and Planning Department
Heather Chaffin
P. O. Box 1088
Austin, TX 78767-8810

Or: Heather.Chaffin@austintexas.gov

Less impervious cover and not scraping entire site prior to build would be good. The lower the impervious cover on site, the better.

From: Deana Dossey
Sent: Wednesday, January 27, 2021 2:51 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Subject: C14-2020-0110 Comment form Tech Ridge area

*** External Email - Exercise Caution ***

commenting as a concerned home owner in the area.

As more land is developed, there is more potential for water run off and further erosion of waterways such as Walnut Creek which is near site of proposed zoning change.

The original RR seems well thought out due to the characteristics of the site and adjacent property and trees on or nearby. The piece of RR should not be included in the change in zoning.

-Deana Dossey

12108 Trotwood Drive, 78753