

**ZONING CHANGE REVIEW SHEET**

CASE: C14-2021-0043 (Plains Trail Multifamily Rezone) DISTRICT: 4

ZONING FROM: NO

TO: MF-3

ADDRESS: 11205 Plains Trail

SITE AREA: 0.24 acres (10,468 sq. ft.)

PROPERTY OWNER: Purple Estate Austin LLC (Bedi Guneet)

AGENT: Thrower Design, LLC (A. Ron Thrower)

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

STAFF RECOMMENDATION:

**Staff recommends MF-3, Multifamily Residence-Medium Density District, zoning.**

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

**May 4, 2021**

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is a 10,468 sq. ft. vacant lot that fronts onto Plains Trail. Surrounding uses include an office center to the north, an office an undeveloped area to the south, a fire station and office/warehouse uses to the east and a bank and single-family residences to the west. The applicant is requesting MF-3 zoning to develop a multifamily use on the site.

The property in question meets the intent of the Multifamily Residence-Medium Density district. The proposed MF-3 zoning is located on a local street adjacent to existing office uses to the north (zoned LR) and south (zoned NO) and multifamily (MF-3-CO) zoning further to the south along Plain Trail. The proposed MF-3 zoning will provide a transition in the intensity of uses along Plains Trail from the commercial zoning at the intersection at W. Braker Lane to the office and multifamily zoning to the south.

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 medium density (MF-3) district is the designation for multifamily use with a maximum density of up to 36 units per acre, depending on unit size. An MF-3 district designation may be applied to a use in a multifamily residential area located near supporting transportation and commercial facilities in a centrally located area or in an area for which medium density multifamily use is desired.

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

The proposed zoning will promote consistency and orderly planning because the property in question is located on a local street adjacent to existing office uses to the north and south and multifamily zoning further to the south along Plain Trail. The proposed MF-3 zoning will provide a transition in the intensity of uses along Plains Trail from the commercial zoning at the intersection at W. Braker Lane to the office and multifamily zoning to the south.

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

The MF-3 district zoning would allow the applicant to develop additional housing opportunities in this area of the city near the West Braker Lane Activity Corridor and an elementary school (McBee Elementary) to the east.

EXISTING ZONING AND LAND USES:

|              | ZONING         | LAND USES  |
|--------------|----------------|--|
| <i>Site</i>  | NO             | Vacant   |
| <i>North</i> | LR             | Medical Office Center (Edge: Auro Pharmacy, Tony Dang, M.D. Family Medicine, Little Explorers Pediatric Dentistry, Greenway Central) |
| <i>East</i>  | P, W/LO-CO, DR | Fire Station, Office/Warehouse (Alternative Business Services), Elementary School  |
| <i>South</i> | NO, MF-3-CO    | Office, Undeveloped  |
| <i>West</i>  | LR-CO, SF-3    | Financial Services (Velocity Credit Union), Single Family Residence  |

NEIGHBORHOOD PLANNING AREA: N/ATIA: Deferred to the time of Site PlanWATERSHED: Little Walnut CreekNEIGHBORHOOD ORGANIZATIONS:

Austin Lost and Found Pets  
 Austin Neighborhoods Council  
 Bike Austin  
 Friends of Austin Neighborhoods  
 Go Austin Vamos Austin-North  
 Homeless Neighborhood Association  
 Neighborhood Empowerment Foundation  
 North Growth Corridor Alliance  
 Pflugerville Independent School District  
 SELTEXAS  
 Shoal Creek Conservancy  
 Sierra Club, Austin Regional Group

SCHOOLS: Austin Independent School District

Mc Bee Elementary School  
 Burnet Middle School  
 Lanier High School

AREA CASE HISTORIES:

| NUMBER  | REQUEST           | COMMISSION  | CITY COUNCIL   |
|---|-------------------|---|--|
| C14-2016-0078<br>(1114 Kramer Lane Rezoning)        | LR-CO, NO to MF-3 | 10/04/16: Approved staff's recommendation of MF-3-CO zoning, with a conditional overlay to limit one driveway access to Plains Trail, by consent (10-0, A. Denkler-absent); G. Rojas-1 <sup>st</sup> , S. Lavani-2 <sup>nd</sup> .  | 11/10/16: Approved MF-3-CO zoning on consent on all 3 readings (11-0); D. Zimmerman-1 <sup>st</sup> , O. Houston-2 <sup>nd</sup> .                       |
| C14-2010-0178<br>(ABBA Wig Salon: 1105 Kramer Lane) | NO-NP to GO-MU-NP | 12/14/10: Approved the staff's recommendation of GO-MU-NP zoning, with a CO to limit the development intensity for the site to less than 2,000 vehicle trips per day, would permit Personal Services as the only 'GO' district use and permit all other 'NO' district uses, and would limit the property to 'NO' district site development standards and an addition condition to limit the size of the proposed sign on the property to 4 ft. x 4 ft. through a public restrictive covenant that will be signed prior to 3 <sup>rd</sup> reading of the case at City Council (6-0, Reddy, Chimenti, and Hernandez-absent); Dealey-1 <sup>st</sup> , Kirk-2 <sup>nd</sup> . | 01/13/11: Approved GO-MU-CO-NP combining district zoning, with conditions on all 3 readings (7-0); Martinez-1 <sup>st</sup> , Morrison-2 <sup>nd</sup> . |
| C14-06-0113   | NO to LR          | 7/18/06: Approved staff's rec. for LR zoning by consent (6-0, Baker, Martinez, and Gohil-absent)  | 8/24/06: Approved LR zoning on all 3 readings  |
| C14-06-0030   | NO-NP to GO-MU-NP | 4/25/06: Approved GO-MU-CO-NP zoning with conditions: 1) 200 vehicle trip limit, 2) 'NO' district site development standards, 3) Personal Services as the only permitted 'GO' district use, allowing all other 'NO' district permitted uses (8-0); J. Reddy-1 <sup>st</sup> , C. Galindo-2 <sup>nd</sup> .  | 8/24/06: Approved LR on all 3 readings (7-0)   |
| C14-05-0097   | GR-CO to GR-CO    | 8/16/05: Approved staff rec. of GR-CO, with condition that TIA to be met before 3 reading, by consent (8-0, K. Jackson-absent)  | 9/29/05: Approved GR-CO, with TIA conditions in a public RC (7-0); all 3 readings  |
| C14-03-0182   | GO to CS          | 2/03/04: Approved staff alternate rec. of GR-CO, with conditions: 1) a 2,000 vehicle trip limit, 2) prohibit Drive-in Service, 3) prohibit Automotive Washing (of   | 3/04/04: Approved GR-CO (6-0); 1 <sup>st</sup> reading only<br><br>3/25/04: Approved GR-CO (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings              |

|             |                        |  |  |
|-------------|------------------------|--|--|
|             |                        | any type), Commercial Off-Street Parking, Drop-off Recycling Collection Facility, Exterminating Services, Service Station, Congregate Living, and Residential Treatment; by consent (9-0)  |  |
| C14-03-0009 | NO to SF-3, LR, and GR | 3/25/03: Approved LR (TR1), NO (TR 2&3); (8-0)   | 5/08/03: Approved LR (TR1) and NO (TR 2&3); (7-0); 1 <sup>st</sup> reading only<br><br>6/12/03: Approved LR-CO, with a 2,000 vehicle trip limit (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings           |
| C14-95-0152 | GO-CO to W/LO          | 12/12/95: Approved W/LO-CO with conditions: Prohibit Art and Craft Studio (Limited, General, and Industrial), Building Maintenance Services, Business or Trade School, Business Support Services, Communication Services, Cultural Services, and Equipment Repair Services (8-0) | 1/11/96: Approved W/LO-CO, prohibiting certain uses (5-0); all 3 readings  |
| C14-95-0108 | DR to W/LO             | 11/28/95: Approved GO-CO & W/LO-CO, with a 2,000 vehicle trip limit (6-1)  | 1/04/96: Approved GO-CO for TR1 and W/LO-CO for TR2 (5-0); 1 <sup>st</sup> reading<br>3/28/96: Approved GO-CO (TR1) and W/LO (TR2), subject to conditions (5-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings |

RELATED CASES:

CS-04-0047.0A – Subdivision Case

EXISTING STREET CHARACTERISTICS:

| Name         | Existing ROW | ASMP Required ROW | Pavement | ASMP Classification | Sidewalks | Bicycle Route | Capital Metro (within ¼ mile) |
|--------------|--------------|-------------------|----------|---------------------|-----------|---------------|-------------------------------|
| Plains Trail | 50'          | 50'               | 30'      | 1                   | Yes       | No            | Yes                           |

## OTHER STAFF COMMENTS:

### Comprehensive Planning

The subject tract for this zoning case is located on the east side of Plains Trail, which is located 300 linear feet from the **West Braker Lane Activity Corridor**. The subject property is 0.24 acres in size, is vacant and is not located within the boundaries of a small area plan. Surrounding uses include a fire station and a two story medical office building to the north; to the south is an office use and vacant land; to the east is an office/warehouse use and McBee Elementary School; and to the west is a credit union and single family houses. The proposed use and zone is multifamily.

### **Connectivity**

There only public sidewalk along Plains Trail, which us located next to the two-story medical office building. Plains Trail is a narrow rural road. The property is located 0.19 linear miles from the closest transit stop. Mobility and connectivity options are fair in the area.

### **Imagine Austin**

The project is located approximately 300 linear feet from the West Braker Lane, which is an Imagine Austin Activity Corridor. Activity Corridors are intended to allow people to reside, work, shop, access services, people watch, recreate, and hang out without traveling far distances. They 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 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.

### **Conclusion**

Based on the subject tract's location near an Activity Corridor but only fair mobility and connectivity strengths in the area and being located along a narrow unimproved road, this request only partially supports the policies of the Imagine Austin Comprehensive Plan. The parcel seems more suitable for a townhouse development rather than multi-family because of the narrowness of the road.

### Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is partially in the Little Walnut Creek Watershed which is classified as an Urban Watershed & partially in the Walnut Creek Watershed of the Colorado River Basin which is partially classified

as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Zoning district impervious cover limits apply in the portion of the site that is in the Urban Watershed classification.

Under current watershed regulations, development or redevelopment in the portion of the site that is in the Suburban Watershed 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<br>(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.

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 sq. ft. cumulative is exceeded, and on site control for the two-year storm.

Under current watershed regulations, development or redevelopment in Suburban Watersheds 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.

#### Fire

No comments.

### Parks and Recreation

Parkland dedication will be required for the new residential units proposed by this development, multifamily with MF-3 zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should fees in-lieu be required, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-607 (B)(1) & (2).

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: [thomas.rowlinson@austintexas.gov](mailto:thomas.rowlinson@austintexas.gov). At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

### 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.

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

### COMPATIBILITY STANDARDS

FYI- While the site adjacent to the south is zoned NO, it appears that it is used as a single family residence and, thus, compatibility could apply. The following comments reflect that.

The site is subject to compatibility standards due to [proximity of SF-3 zoning to the west and adjacency of a single family residence use (in NO) to the south. The following standards apply:

- No structure may be built within ~18 feet of the property line to the south (using small lot standards from 25-2-1062).
- 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 ~18 feet of the property line (using small lot standards of 25-2-1062).
- Landscaping or screening is required along the southern property line in accordance



with the screening requirements (Section 25-2-1006 and ECM 2.9.1.), Parking Design Standards (Section 25-6-563) and/or Screening Standards (Section 25.2.1066) 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.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from property in an SF-5 or more restrictive zoning district.

## DEMOLITION AND HISTORIC RESOURCES

The applicant is responsible for requesting relocation and demolition permits once the site plan is approved. The City Historic Preservation Officer will review all proposed building demolitions and relocations prior to site plan approval. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property.

### Transportation

The Austin Strategic Mobility Plan (ASMP), adopted 04/11/2019, identifies sufficient right-of-way for Plains Trail. A traffic impact analysis is waived, the determination is deferred to site plan application, when land use and intensity will be finalized.

### 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.

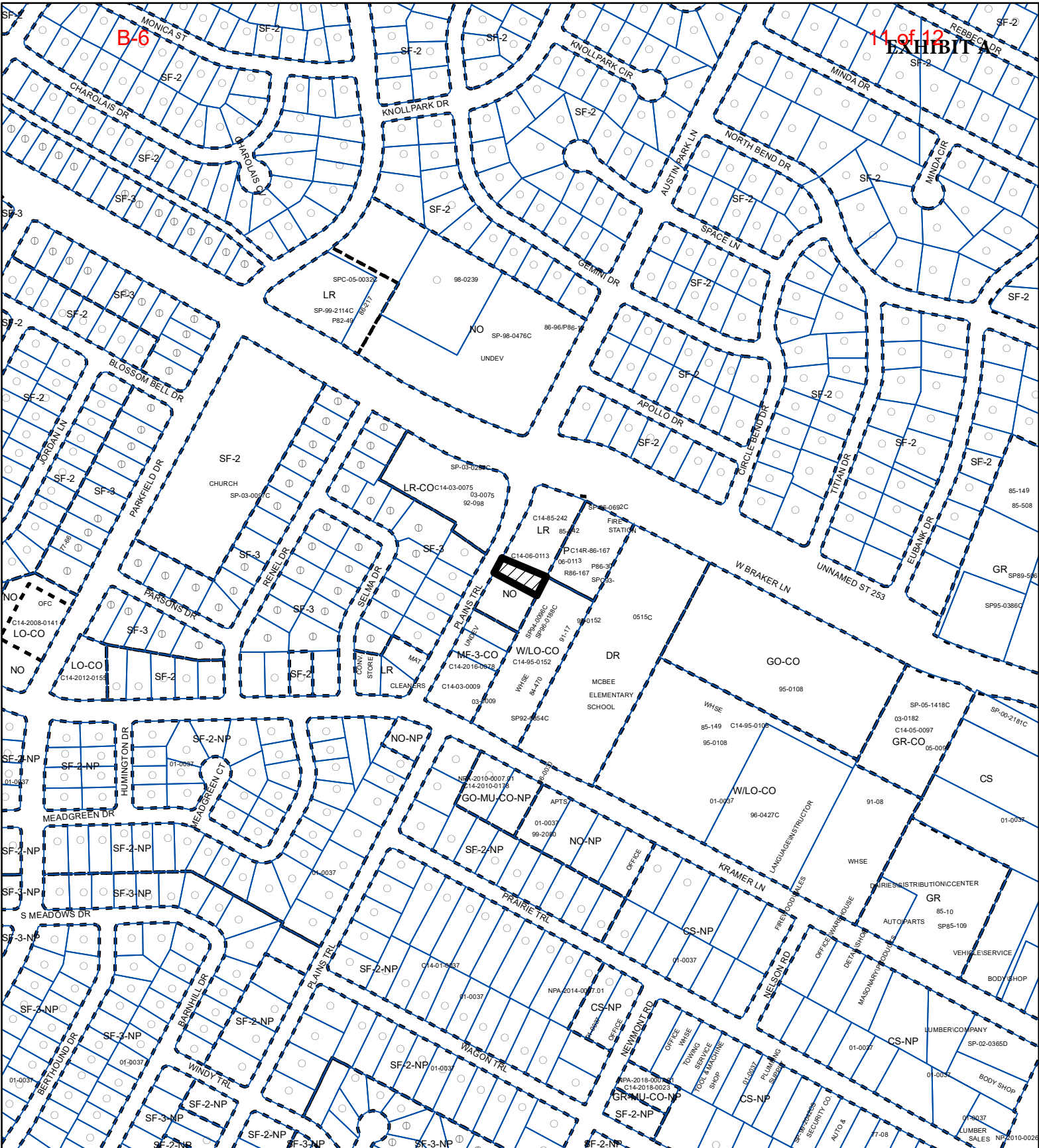
Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin.

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

A: Zoning Map




B. Aerial Map



## ZONING

ZONING CASE#: C14-2021-0043



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

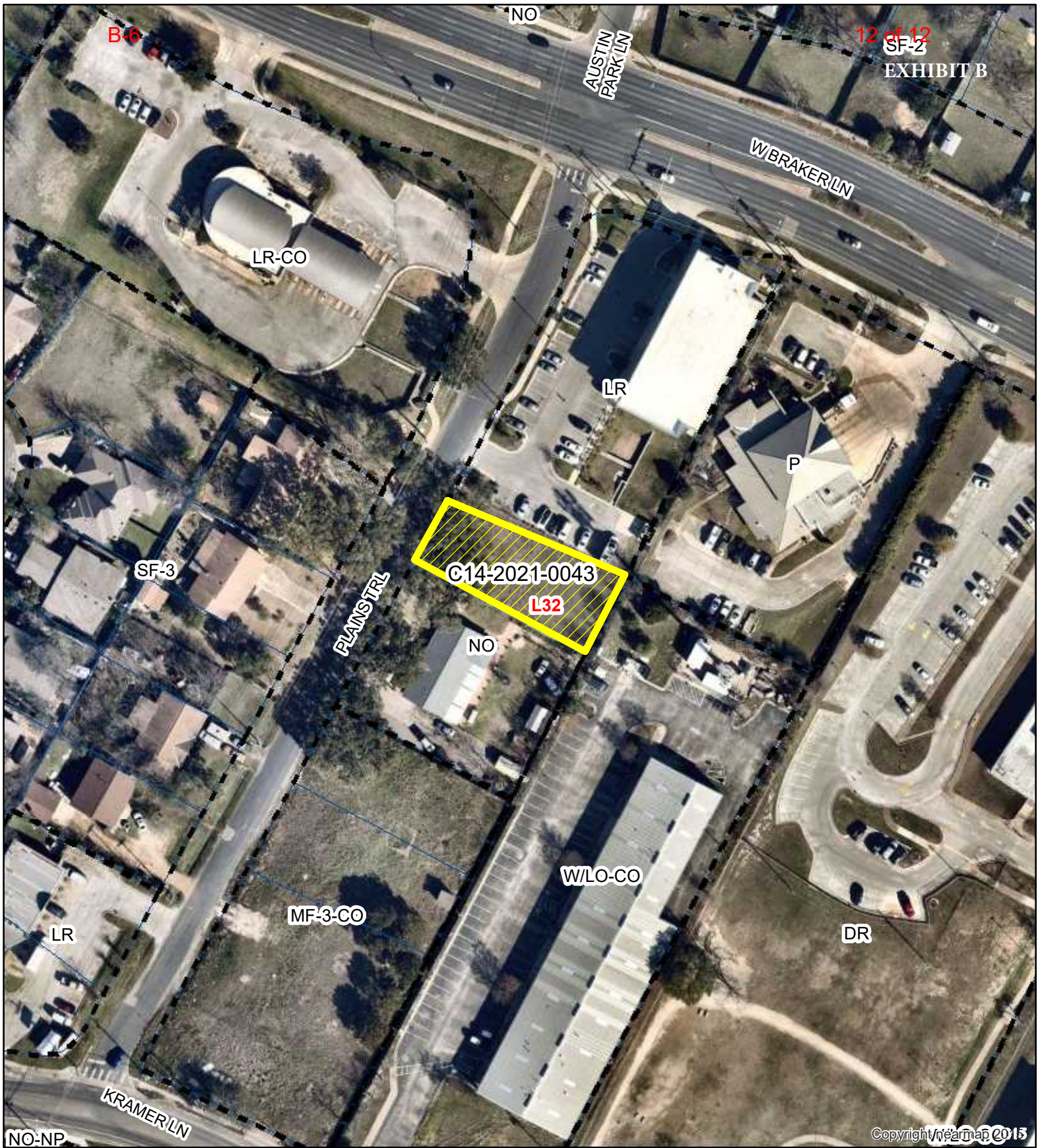
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Created: 3/23/2021





1" = 100'



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE



CREEK BUFFER

## Plains Trail Multifamily Rezoning

ZONING CASE#: C14-2021-0043  
 LOCATION: 11205 Plains Trail  
 SUBJECT AREA: 0.24 Acres  
 GRID: L32  
 MANAGER: Sherri Sirwaitis



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