

ZONING CHANGE REVIEW SHEET

CASE: C14-2021-0031 (Johnny Morris Rezone 2)

DISTRICT: 1

ZONING FROM: SF-2

TO: GR-MU

ADDRESS: 7010 Johnny Morris Road

SITE AREA: 13.45 acres

PROPERTY OWNER: Arabon Real Estate, LLC (Chris Coggin)

AGENT: Thrower Design LLC (A. Ron Thrower)

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

STAFF RECOMMENDATION:

Staff recommends GR-MU-CO, Community Commercial-Mixed Use Combining District, zoning, with a conditional overlay to prohibit the following uses:

**Automotive Rentals
Automotive Repair Services
Automotive Sales
Automotive Washing (of any type)
Exterminating Services
Pawn Shop Services
Drive-thru fast-food
Funeral Services**

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 13+ acre tract of land that is currently zoned SF-2 and developed with a single-family residence that has access to Johnny Morris Road. To the north, there is the parkland that is zoned P and lots that are developed with single-family residences zoned SF-4A. To the east, there is a 4.059 acre undeveloped area, that was recently rezoned GR-MU-CO through case C14-2020-0090 – *please see Area Case Histories below* (Johnny Morris Road Rezoning). The lots across Johnny Morris Road, are developed with single-family residential uses zoned SF-2. To the south, there is a Smart Housing development that was zoned through case C14-05-0156.SH – *please see Area Case Histories below* (6200 Loyola Lane) and developing multifamily use with amenities that was zoned GR-MU-CO through case C14-2018-0117 – *please see Area Case Histories below* (Loyola Loft Apartments). To the west, is floodplain and the Southern Walnut Creek Greenbelt. The applicant stated in their rezoning application that they are requesting GR-MU zoning to develop a mix of multifamily and commercial uses at this location in the future.

The staff recommends GR-MU-CO zoning for the site under consideration. The proposed Community Commercial-Mixed Use zoning is consistent with the permitted uses/site development standards along Johnny Morris Road from the GR-MU-CO zoning at the arterial intersection of Loyola Lane and Johnny Morris Road to the SF-4A zoning/residential uses to the north. The proposed GR-MU-CO zoning will allow for the development of a combination of residential, office and commercial uses that are appropriate on an arterial roadway within a neighborhood center (Colony Park Station Neighborhood Center) and near and activity corridor (0.30 a mile from the Loyola Lane Activity Corridor). The property is adjacent to parkland and a greenbelt to the north and west, residential neighborhoods to the north and east and the nearby elementary school (Jordan Elementary) to the southeast.

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.

Community Commercial district is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major traffic ways.

Mixed Use combining district is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development.

Conditional Overlay combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

2. Zoning changes should promote compatibility with adjacent and nearby uses.

The recommended GR-MU-CO zoning is consistent with the commercial-mixed use zoning to the east and southeast of this tract. The proposed zoning will permit the applicant to redevelop this property in conjunction with the adjacent tract to the east fronting Johnny Morris Road.

3. Zoning should allow for reasonable use of the property.

The proposed GR-MU-CO zoning will allow for the development of residential, office, civic and commercial uses that are appropriate on an arterial roadway within a neighborhood center and near and activity corridor.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-2	Single Family Residence, Undeveloped
<i>North</i>	SF-2, P, SF-4A	Open Space (Walnut Creek Greenbelt), Single-Family Residential Neighborhood
<i>East</i>	GR-MU-CO, SF-2	Undeveloped, Single-Family Residential Neighborhood
<i>South</i>	MF-3-CO, GR-MU-CO	Developing Multifamily Use, Undeveloped
<i>West</i>	P	Parkland, Floodplain (Walnut Creek Hike and Bike Trail, Walnut Creek)

NEIGHBORHOOD PLANNING AREA: N/A

TIA: Deferred to the time of Site Plan

WATERSHED: Walnut Creek

SCHOOLS: Austin I.S.D.

Jordan Elementary School
 Sadler Means Young Women's Leadership Academy
 Garcia Young Men's Leadership Academy
 LBJ High School

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Lost and Found Pets
 Austin Neighborhoods Council
 Bike Austin
 Colony Park/Lakeside Community Development Corp.
 Colony Park Neighborhood Association, Inc.
 Del Valle Community Coalition
 Friends of Austin Neighborhoods
 Friends of Northeast Austin
 Homeless Neighborhood Association
 L.B.J. Neighborhood Association
 Neighborhood Empowerment Foundation
 Neighbors United for Progress
 SELTEXAS
 SHSPII Homeowners Association
 Sierra Club, Austin Regional Group

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2020-0090 (Johnny Morris Road Rezoning: 7008 Johnny Morris Road)	SF-2 to GR-MU* *Applicant amended to GR-MU-CO	11/17/20: Approved GR-MU-CO zoning as requested by the applicant, adding Funeral Services as a prohibited use (6-5, A. Aguirre, A. Denkler, J. Duncan, D. King and J. Kiolbassa-No); B. Evans-1st, H. Smith-2nd.	12/10/20: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20201210-074 for GR-MU-CO zoning was approved on Council Member Kitchen's motion, Council Member Ellis' second on an 11-0 vote.
C14-2018-0117 (Loyola Lofts: 6400 Loyola Lane)	LR, SF-3 to CS-MU* *Applicant amended to GR-MU-CO	12/18/18: To grant staff's rec. of GR-MU-CO on consent, with a CO to prohibit Alternative financial services, Automotive rentals, Automotive repair services, Automotive washing (of any type), Bail bond services, Drop-off recycling collection facility, Exterminating	1/31/18: Approved ZAP Commission rec. of GR-MU-CO zoning by consent on all 3 readings.

		services, Funeral services, Pawn shop services, Pedicab storage and dispatch, Service station, and Custom Manufacturing and limiting the site to 2,000 vehicle trips per day (6-0-1) [B. King- 1st, A. Aguirre- 2nd; Y. Flores- Abstain; B. Greenberg, S. Lavani, and D. Breithaupt-Absent]	
C14-2011-0107 (Southern Walnut Creek Hike and Bike Trail: 7112 ½ Zachary Drive)	SF-4A to P	10/18/11: Approved staff rec. of P (9-0); S. Baldrige-1 st , G. Rojas-2 nd .	11/03/11: Approved P zoning on all 3 readings (7-0); Spellman-1 st , L. Morrison-2 nd .
C14-05-0156.SH (6200 Loyola Lane)	MF-3-CO, GR-MU-CO to MF-3-CO	09/19/2006: MF-3-CO w/ max 2,000 v.p.d., max 254 d.u.	10/19/2006: Approved MF-3-CO as rec by ZAP, Ord # 20061019-062

RELATED CASES: N/A

EXISTING STREET CHARACTERISTICS:

Name	Existing ROW	ASMP Required ROW	Pavement	ASMP Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Johnny Morris Road	87'	120'	28'	3	Yes	Yes	Yes

OTHER STAFF COMMENTS:

Comprehensive Planning

The subject property is located on the west side of Johnny Morris Road, is approximately 13.45 acres in size and is undeveloped. This parcel is not located within the boundaries of an existing neighborhood planning area, but it is located within **the Colony Park Station Neighborhood Center** and is 0.30 a mile from the **Loyola Lane Activity Corridor**. Surrounding land uses include single-family divisions to the north and east; to the south is an apartment complex and vacant land; and to west is the Walnut Creek Hike and Bike Trail,

Walnut Creek and another single family division. The Davis White Northeast District Park is located approximately 1,000 feet to the southwest, while the Garcia Middle School is located 0.65 linear miles from the subject property, going north. The proposed use is a 310-unit apartment complex.

Connectivity: A public sidewalk is located along one side of Johnny Morris Road, while a public transit stop is located approximately 500 linear feet from the entrance to this property. There are no bike lanes located along this portion of the street, but the property abuts the Walnut Creek Hike and Bike Trail along the back and to the west. Mobility options are average in the area, while connectivity options are only fair due to the lack of goods and services within walking distance of the site. It is hoped that a public sidewalk is installed on both sides of the street in the near future to access the school to the north.

Imagine Austin

The property is located within/next to the **Colony Park Station Neighborhood Activity Center** and is 0.30 of a mile from an **Activity Corridor**. A Neighborhood Center, the smallest center in the Imagine Austin Comprehensive Plan, has a more local focus, and is intended for doctors and dentist offices, retail shops, branch libraries, dry cleaners, hair salons, coffee shops, restaurants, and other small and local businesses to generally serve the center and surrounding neighborhoods. Regional, town, and neighborhood centers are supposed to be walkable, bikeable, and supported by transit. Activity corridors are characterized by a variety of activities and types of buildings located along the roadway, and are intended to allow people to **reside, work, shop**, access services, people watch, recreate, and hang out without traveling far distances. The following IACP policies are also relevant 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 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.
- **HN P10.** Create complete neighborhoods across Austin that have a **mix of housing types and land uses**, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

The project is located within the **Colony Park Station Neighborhood Center**, which supports mixed use and multifamily uses. The property is also located near civic uses (park and hike/bike trail); has average mobility options (public sidewalk, trail and a public transit stop); but is lacking retail and commercial uses for the residents in the vicinity. Based the Neighborhood Centers supporting mixed use and multifamily uses, but the project not including a mix of uses under the mixed use zoning category and a lack of goods and services in the area, this project partially supports the policies of 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 a floodplain within or adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within 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.

Fire

No comments.

Parks

Parkland dedication will be required for the new residential units proposed by this development, multifamily with GR-MU 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).

The proposed development is adjacent to the Southern Walnut Creek Greenbelt. Additional connectivity to the greenbelt may be required, consistent with the requirements described in § 25-1-602.

Should there be any remaining fees in-lieu, 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).

Should the applicant wish to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov. At the applicant's request, PARD can provide an early determination letter of the requirements as stated in this review.

Site Plan

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

The site is subject to compatibility standards. Along the northeast property line, the following standards apply:

- a. No structure may be built within 25 feet of the property line.
- b. No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- c. No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- d. No parking or driveways are allowed within 25 feet of the property line.
- e. 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.

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, identifies a need for 120' of right- of-way for Johnny Morris Road. There is a proposed Urban Trail adjacent to this site, along Walnut Creek. Traffic impact analysis was 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.

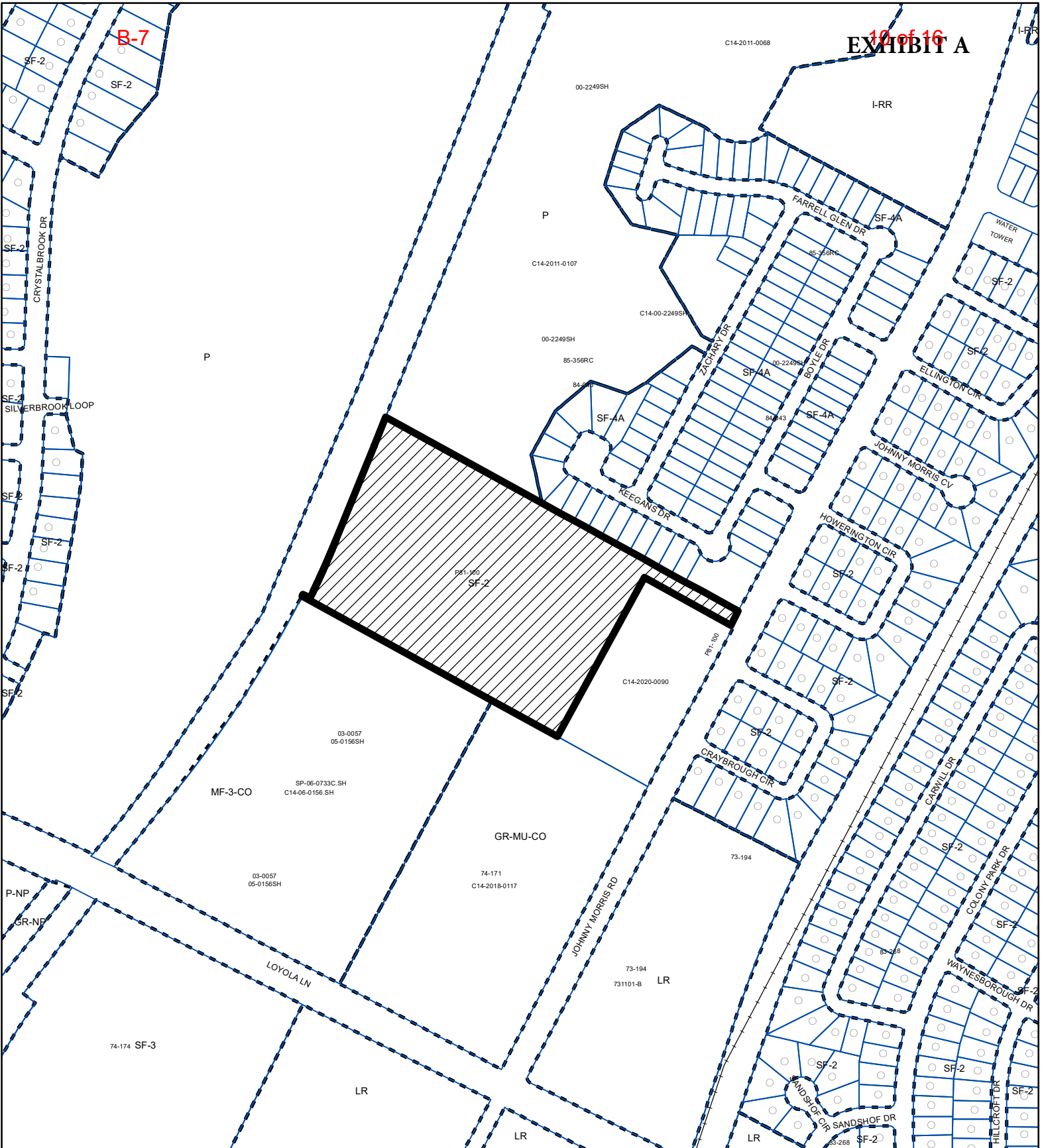
Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact Alberto Ramirez with Austin Water, Utility Development Services at 625 E. 10th St., 7th floor. Ph: 512-972-0211.

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
- C. Applicant's Rezoning Amendment Request
- D. Education Impact Analysis
- E. Correspondence from Interested Parties

B-7

12 of 16
EXHIBIT A

ZONING

ZONING CASE#: C14-2021-0031



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

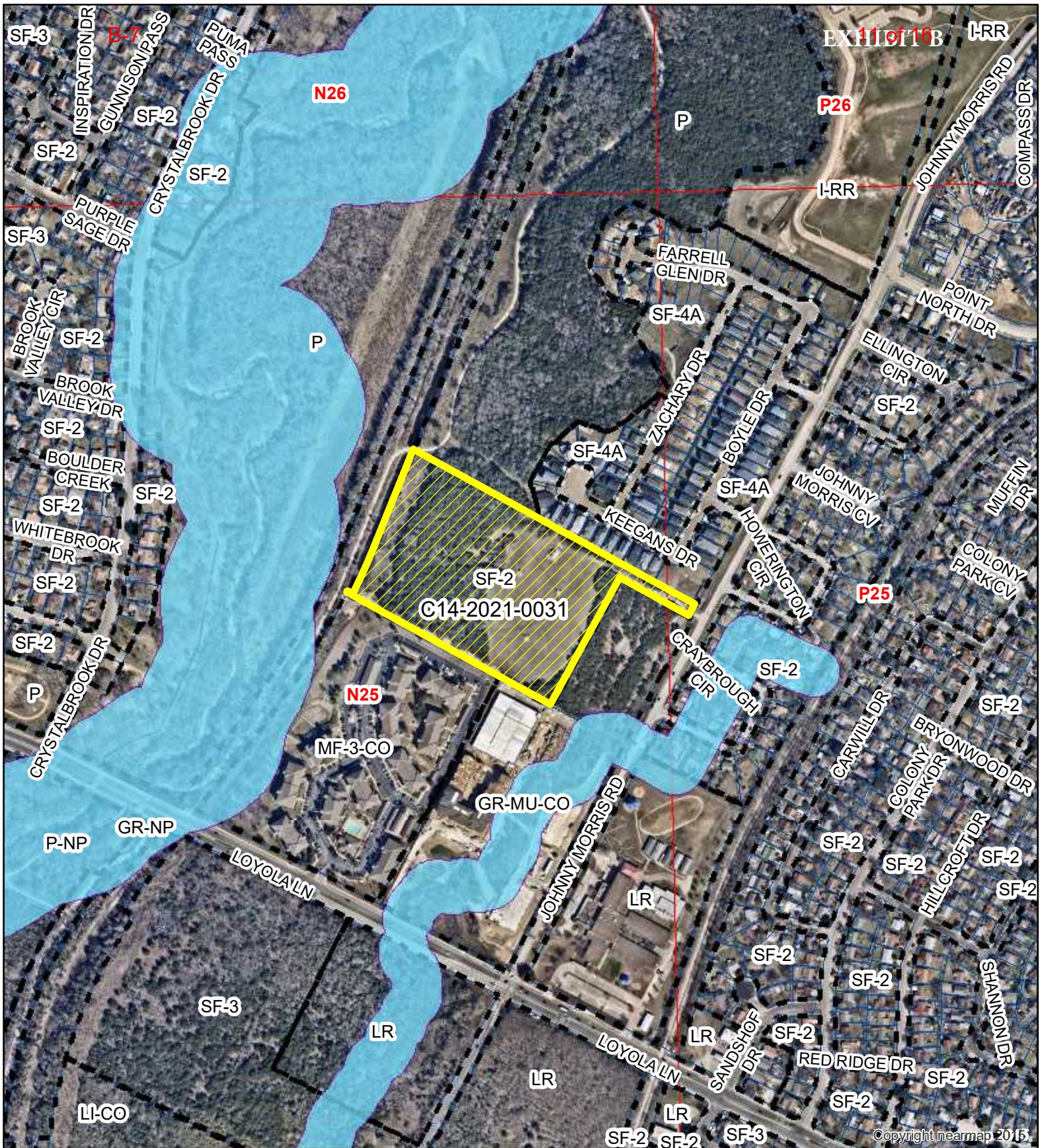
1" = 400'

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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 3/12/2021



Johnny Morris Rezone

ZONING CASE#: C14-2021-0031
 LOCATION: 7010 Johnny Morris Rd.
 SUBJECT AREA: 13.45 Acres
 GRID: N25
 MANAGER: Sherri Sirwaitis



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.

Thrower Design^{LLC}

LAND PLANNERS

March 6, 2021

Heather Chaffin
Planer Senior
Housing & Planning Department
City of Austin

RE: 7010 Johnny Morris Road - Rezoning

Dear Ms. Chaffin,

On behalf of the property owner, we submit the zoning application for the property located at 7010 Johnny Morris Road, legally referred to as *Lot 1 Worley and Barton Subdivision*. The property is in the City of Austin full purpose jurisdiction and is 13.45 acres currently zoned SF-2. The property is not part of an established Neighborhood Planning Area.

The desire is for a mix of multifamily and commercial development in the future and currently, it is unknown of how much and the exact placement of each use. As such, the request is submitted for *Community Commercial – Mixed Use* (GR-MU) zoning for the tract of land. The level of Multifamily development desired for future use is MF-4 which is equivalent to the residential density permitted by GR-MU regulations and site area requirements. The decision to request GR-MU was made after discussion with representatives of the Colony Park Community Development Corporation. The Neighborhood desires to expand opportunities for commercial uses in their area as they have little to serve them currently. They welcome residential opportunities as well and place stronger emphasis on commercial opportunities.

The request for GR-MU is compatible with properties to the south and east and will offer a great level of flexibility to meet the needs of the community and the needs of the City for additional homes. The property is mostly within the boundary of the Imagine Austin, Colony Park Neighborhood Station, an area that is ideal to offer greater density and opportunity for residential uses and commercial uses to serve the community. The Southern Walnut Creek Bike Trail

P.O. BOX 41957, AUSTIN, TEXAS 78704

borders the western boundary of the tract. Future residential development at this site will put more people with immediate access to the trail and commercial development has the potential to provide trail user destinations as well.

The property is in an ideal location to accommodate a mix of uses and greater intensity of residential uses and is supported by many Imagine Austin Planning Principles.

1. Creating complete neighborhoods across Austin that provide a mix of housing types to suit a variety of household needs and incomes, offering a variety of transportation options, and having easy access to daily needs such as schools, retail, employment, community services, and parks and recreations options.
2. Supporting the development of compact and connected activity centers and corridors that are well-served by public transit and designed to promote walking and bicycling as a way of reducing household expenditures for housing and transportation.
3. Protecting neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers, corridors, redevelopment, and infill site.
4. Expanding the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
5. Protecting Austin's natural resources and environmental systems by limiting land use and transportation development over environmentally sensitive areas and preserving open space and protecting the function of the resource.
6. Encouraging active and healthy lifestyles by promoting walking and biking, healthy food choices, access to affordable healthcare, and to recreational opportunities.

With this, Thrower Design respectfully requests a favorable recommendation, and we are available for questions or discussion as needed.

Sincerely,

A handwritten signature in black ink, appearing to read 'Victoria Haase', with a large, stylized initial 'V' and 'H'.

Victoria Haase

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin
Independent
School District



PROJECT NAME: Johnny Morris Rezone 2

ADDRESS/LOCATION: 7010 Johnny Morris Road

CASE #: C14-2021-0031

☐ NEW SINGLE FAMILY

☐ DEMOLITION OF MULTIFAMILY

☒ NEW MULTIFAMILY

☐ TAX CREDIT

SF UNITS: _____ STUDENTS PER UNIT ASSUMPTION
Elementary School: _____ Middle School: _____ High School: _____

MF UNITS: 310 STUDENTS PER UNIT ASSUMPTION
Elementary School: 0.06 Middle School: 0.03 High School: 0.04

IMPACT ON SCHOOLS

The student yield factor of 0.013 (across all grade levels) for apartment homes was used to determine the number of projected students. This factor, provided by the district's demographer, could be slightly high because a significant number of existing complexes in the area are either tax credit or were constructed before 1990, which tend to yield a higher number of students.

The 310-unit multifamily is projected to add approximately 41 students across all grade levels to the projected student population. It is estimated that of the 41 students, 18 will be assigned to Jordan Elementary School, 10 to Dobie Middle School (with Sadler Means Young Women's Leadership Academy and Garcia Young Men's Leadership Academy as choice options) and 13 to LBJ Early College High School.

The percent of permanent capacity by enrollment for SY 2025-26, including the additional students projected with this development, would be within the optimal utilization target range of 85-110% at Jordan ES (88%) and below the optimal range at Dobie MS (49%). With the departure of LASA HS from the LBJ ECHS campus in SY 2021-22, LBJ ECHS will also be below the target range (42%) in SY 2025-26. All of these schools will be able to accommodate the projected additional student population from the proposed development.

TRANSPORTATION IMPACT

Students within the proposed development attending Dobie MS will qualify for transportation due to the distance of the schools from the proposed development. Students attending Jordan ES and LBJ ECHS will not qualify for transportation unless a hazardous route condition is identified.

SAFETY IMPACT

At this time, there are not any known safety impacts.

Date Prepared: 04.16.2021

Executive Director: _____

DocuSigned by:
Beth Wilson
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EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin
Independent
School District



DATA ANALYSIS WORKSHEET

ELEMENTARY SCHOOL: Jordan

ADDRESS: 6711 Johnny Morris Road

PERMANENT CAPACITY: 655

MOBILITY RATE: -8.7%

POPULATION (without mobility rate)

ELEMENTARY SCHOOL STUDENTS	2020-21 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	578	602	620
% of Permanent Capacity	88%	92%	95%

ENROLLMENT (with mobility rate)

ELEMENTARY SCHOOL STUDENTS	2020-21 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	528	557	575
% of Permanent Capacity	81%	85%	88%

MIDDLE SCHOOL: Dobie

ADDRESS: 1200 E. Rundberg Lane

PERMANENT CAPACITY: 902

MOBILITY RATE: -41.8%

POPULATION (without mobility rate)

MIDDLE SCHOOL STUDENTS	2020-21 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	1,123	909	919
% of Permanent Capacity	125%	101%	102%

ENROLLMENT (with mobility rate)

MIDDLE SCHOOL STUDENTS	2020-21 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	654	433	443
% of Permanent Capacity	73%	48%	49%

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin
Independent
School District



HIGH SCHOOL: LBJ Early College

ADDRESS: 7309 Lazy Creek Drive

PERMANENT CAPACITY: 902 (2020-21)/
*1,842 (2021-22)

MOBILITY RATE: -2.8%

POPULATION (without mobility rate)

HIGH SCHOOL STUDENTS	2020-21 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	858	787	800
% of Permanent Capacity	95%	*43%	*43%

ENROLLMENT (with mobility rate)

HIGH SCHOOL STUDENTS	2020-21 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	834	753	766
% of Permanent Capacity	92%	*41%	*42%

*LASA HS will relocate from the LBJ campus in SY 2021-22; therefore, the capacity at LBJ will increase.