

ZONING CHANGE REVIEW SHEETCASE: C14-2021-0028 – Urbana IIIDISTRICT: 1ZONING FROM: Tract 1: SF-2 and SF-4A
GR-CO and SF-4ATo: Tract 1: MF-2
Tract 2: GR-MU-V-COADDRESS: 11300, 11302, 11304, 11306, 11308,
11310, 11400, 11402, 11404, 11406, 11408
Wedgewood DriveSITE AREA: 3.394 acres (147,842 sq. ft.)PROPERTY OWNER:

Big Opp Zone, LLC, (Stacy Dukes-Rhone)

AGENT:

Husch Blackwell, LLP, (Nikelle Meade)

CASE MANAGER: Mark Graham (512-974-3574, mark.graham@austintexas.gov)STAFF RECOMMENDATION:

The Staff recommendation for Tract 1, is to grant multifamily residence, low density (MF-2) district zoning. The Staff Recommendation for Tract 2 is to grant community commercial - mixed use- vertical mixed use building - conditional overlay (GR-MU-V-CO) combining district zoning. The conditional overlay is a list of prohibited uses: Alternative financial services, Bail bond services, Pawn shop services, Residential treatment and Service Station.

For a summary of the basis of staff's recommendation, see case manager comments below.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:**May 4, 2021:**CITY COUNCIL ACTION:**June 10, 2021:**ORDINANCE NUMBER:

ISSUES

This is one of three related zoning cases that are divided by Wedgewood Drive and Plaza Drive rights-of-way. Urbana I, (C14-2021-0026) which is a request to rezone 4.210 acres at the northwest corner of Wedgewood Drive and Plaza Drive from DR to GR-MU-CO. Urbana II (C14-2021-0027) is a request to rezone 27.443 acres northeast of the intersection of Wedgewood Drive and Braker Lane from SF-4A, and GR-CO to MF-2 and GR-MU-V-CO. Urbana III, this case, (C14-2021-0028) is a request to rezone 3.394 acres from SF-2, SF-4A and GR-CO to MF-2 (Tract 1) and GR-MU-V-CO (Tract 2).

CASE MANAGER COMMENTS:

Request

Applicant requests rezoning a 3.394-acre tract of undeveloped land from single-family residence, standard lot and single-family residence, small lot (SF-2 & SF-4A) district zoning to multifamily residential, low density (MF-2) district zoning for Tract 1; and, from single-family residence, small lot and community commercial-conditional overlay (SF-4A & GR-CO) combining district zoning to community commercial - mixed use - vertical mixed use building - conditional overlay GR-MU-V-CO) combining district zoning on Tract 2.

Tract 1 is the 1.891-acre (82,371 sq. ft.) northern tract that would be developed with multifamily, low density residences with the same (MF-2) zoning as the existing apartments to the west. The Urbana II case, (Tract 1) to the east, across Wedgewood Drive is also proposing multifamily, low density residential (MF-2) district zoning.

Tract 2 is the 1.503-acre south tract fronting on Braker Lane. The base zoning would be the same community commercial (GR) as the existing base zoning and also of the adjoining parcel to the west. For the south tract, the applicant is requesting community commercial - mixed use - vertical mixed use building - conditional overlay (GR-MU-V-CO) which could activate the street with commercial uses, provide residences looking out at the public realm and animated activity from the second floor on up. The **conditional use (CO)** would carry forward the list of **prohibited uses** from the 2018 rezoning, including:

- Alternative financial services
- Bail bond services
- Pawn shop services
- Residential treatment
- Service Station

Connectivity, Access, Transportation

There are multiple modes of transportation available for future residents if they can get safely to Braker Lane. The rezoning tract is only a quarter mile east of Interstate Highway 35. Vehicle access from the subject development at Braker Lane would provide good access via southbound

I-35 to the new Travis County Judicial building in about 12 minutes. Tech Ridge Center is about 10 minutes north. Neighbors who called about the rezoning mention that Braker is very busy in the morning peak hour and that traffic accessing northbound IH-35 backs up. The Domain would be a 30-minute bus ride. Going from Braker Lane at Wedgewood to Downtown-Republic Square by bus would take about 45 minutes in the morning peak hour.

Braker Lane, Wedgewood Drive and Plaza Drive (future) will serve the developed site. Access and building locations will be determined in the site planning phase of development process. Wedgewood Drive is currently an ASMP level one road. It is currently a narrow two-lane paved road without a paved shoulder, curbs or lighting. There are no existing pedestrian facilities on Wedgewood Drive.

Wedgewood connects with Braker Lane at the south edge of the proposed zoning. Braker Ln. is an ASMP level 4 road with 4 lanes and a raised median. There are designated bike lanes on both sides of Braker Ln. There is a planned urban trail along the south edge of the zoning tract. Capitol Metro provides bus service along Braker Ln. connecting this area west to the Domain and the 803 MetroRapid bus on Burnet, the MetroRail Red Line and the MetroRapid 801 at Lamar. Taking the 392 bus east along Braker turns north and terminates at Tech Ridge.

The proposed development of the subject site would include approximately 100 multifamily residences and about 1.5 acres of commercial mixed use on the site. The residential uses in the MF-2 zoned areas are compatible with the existing multifamily neighborhood to the west and provide a transition with the detached residential neighborhoods farther north with the mixed residential and commercial uses along Braker Lane.

BASIS OF RECOMMENDATION:

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

The Applicant is requesting MF-2 for Tract 1 of the subject site which is intended 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. The adjoining development, Cricket Hollow Apartments, are zoned MF-2. The zoning requested across Wedgewood Drive from Tract 1 is also MF-2.

Along Braker Ln., the existing and requested base zoning is GR which also matches the existing and adjacent zoning to the west. The requested (GR-MU-V-CO) will create mixed use and vertical mixed use building opportunities that are not currently available on the site or adjacent properties. This zoning allows for density along a designated Activity Corridor and promotes walkability and transit ridership.

2. *Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.*

The proposed rezoning will allow low to high density residential be developed between the residential neighborhood to the north and the commercial zoning along Braker Lane. The residential intensity of the existing adjacent residences west and proposed residences east of Tract 1 are similar to the proposed uses on Tract 1.

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

Low density multi-family and mixed-use development on this site will increase housing options in the area, reflecting the values of the Strategic Housing Blueprint. The Comprehensive Plan guides the development intensity to be built along the activity corridors and the proposed GR-MU-V-CO zoning string creates that possibility on the subject site.

EXISTING ZONING AND LAND USES:

	Zoning	Land Uses
Site	SF-2, SF-4A, GR-CO	Vacant
North	DR, SF-2	Vacant (Urbana I), Detached residences
South	(Across Braker Lane.) CS-NP, (Diagonally Across Braker Ln and Wedgewood Dr.) GR-CO-NP	Partial undeveloped, Restaurants
East	SF-4A	Vacant (Urbana II)
West	SF-2	(Near Braker Ln.) Restaurant, Inline retail, personal service, entertainment.

NEIGHBORHOOD PLANNING AREA: Not applicable.

TIA: Traffic impact analysis was waived, the determination is deferred to site plan application, when land use and intensity will be finalized. A neighborhood traffic analysis may be required at the time of site plan when uses and intensities are known.

WATERSHED: Walnut Creek-Suburban

OVERLAYS: ADU Approximate Area Reduced Parking

SCHOOLS: Austin ISD

Graham Elementary

Dobie Middle

Northeast High

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District

Austin Lost and Found Pets

Austin Neighborhoods Council

Bike Austin

Friends of Austin Neighborhoods

Homeless Neighborhood Association

Neighborhood Empowerment Foundation

North Growth Corridor Alliance

Northeast Walnut Creek Alliance

Northeast Walnut Creek Neighborhood Assn.

SELTexas

Sierra Club, Austin Regional Group

TechRidge Neighbors

Yager Community

AREA CASE HISTORIES:

Number	Request	Commission	City Council
C14-02-0130 Braker Lane 900 E. Braker Ln.	Rezone 0.069 ac. from CS-1 to GR	To grant	Apvd. 10/10/2002 Ord.#021010-Z-8
C14-2007-0185 Braker Lane Center 900 E Braker Lane	Rezone from GR to CS-1	To deny	Withdrawn

RELATED CASES:

Number	Request	Commission	City Council
C14-2021-0027 Urbana II	Rezone 27.443 ac. from SF-4A & GR-CO to MF-2 and GR-MU-CO	Scheduled for 5-4-2021	Scheduled for 6-10-2021
C14-2021-0028 Urbana III	Rezone 3.394 ac. from SF-4A, SF-2A & GR to MF-2 and GR-MU-CO	Scheduled for 5-4-2021	Scheduled for 6-10-2021
C14-2017-0100 E. Braker Lane Rezoning Pt. B 914 E. Braker Lane	Rezone 23.558 ac. from SF-2 to SF-4A on Tract 1; and 3.277 ac. of SF-2 to GR-CO on Tract 2.	To grant	Apvd. 03/07/2019 Ord.# 20190307-045
C14-2017-0066 E. Braker Lane Rezoning Pt. A 914 E Braker Lane	Rezone from SF-2 to SF-4A (Tract 1, 1.906 ac.) and GR-CO (Tract 2, 1.150 ac.) Part 2. Conditions. Prohibited uses on Tract 2: Alternative financial services, bail bond services, pawn shop services, residential treatment, service station.	To grant	Apvd. 03/07/2019 Ord.# 20190307-044

LEGAL DESCRIPTION:

A Portion of Valley Side Heights Subdivision.

OTHER STAFF COMMENTS:

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. The site is in the Desired Development Zone.
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

- SP1. Site plans will be required for any new development other than single-family or duplex residential.
- SP2. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when a site plan is submitted.

Parks and Recreation

Parkland dedication will be required for the new residential units proposed by this development, multifamily with MF-2 and GR-MU-CO 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. At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

Transportation

The Austin Strategic Mobility Plan (ASMP), adopted 04/11/2019, identifies a need for 120' of right-of-way for Braker Lane and existing right-of-way is sufficient for Wedgewood Drive. There is a proposed Urban Trail adjacent to this site, along the western property boundary. Traffic impact analysis was waived, the determination is deferred to site plan application, when land use and intensity will be finalized. A neighborhood traffic analysis may be required at the time of site plan when uses and intensities are known.

Name	Existing ROW	ASMP Required ROW	Pavement	ASMP Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Wedgewood Dr	66'	Existing ROW	38'	1	Yes	Yes	Yes
Braker Ln	98'	120'	54'	4	Yes	Yes	Yes

Comprehensive Plan

The subject property is approximately 3.394 acres in size, heavily wooded and undeveloped, and is located on the northwest corner of Wedgewood Drive (the property goes approximately 1,125 linear feet up Wedgewood Drive going north) and Braker Lane. East Braker Lane is an Activity Corridor. Surrounding land uses include vacant land to the north; to the south are commercial and civic uses; to the east is vacant land; and to the west is an apartment building and commercial uses along Braker Lane. The proposed uses are multifamily units and undefined commercial uses.

Connectivity

There are no public sidewalks or bike lanes located along this portion of Wedgewood Drive, which has the appearance of a narrow rural road and has no road improvements (such as curbing, gutters, sidewalks, or streetlights). A CapMetro transit stop is located within 500 feet walking distance from the corner of Wedgewood and Braker Lane. There are no public sidewalks available along Wedgewood Drive, which is narrow and therefore accessing this transit stop would be difficult. A variety of retail and commercial uses, a public elementary school and a church are located along Braker Lane. Mobility and connectivity options are good along Braker Lane but due to the lack of public sidewalks, bike lanes, streetlights and other road improvements along Wedgewood Drive, accessing these goods and services to the south would be difficult without a car.

Imagine Austin

The Imagine Austin Growth Concept Map identifies this project as being partially located along an **Activity Corridor**, while the majority of the property (approximately 1,125 linear feet) is located along Wedgewood Drive. **Activity Corridors** are intended to allow people to reside, work, shop, access services, people watch, recreate, and hang out without traveling far. 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 text and policies are applicable to this request:

Text: The type of infill housing will vary with site locations, small-area plans, and development regulations, and include single-family houses, duplexes, secondary apartments, townhouses, row houses, and smaller-scaled apartments. New commercial, office, larger apartments, and institutional uses such as schools and churches, may also be located in areas outside of centers and corridors. The design of new development should be sensitive to and complement its context. It should also be connected by sidewalks, bicycle lanes, and transit to the surrounding area and the rest of the city. pg. 107

- **LUT P1.** Align land use and transportation planning and decision-making to achieve a compact and connected city in line with the growth concept map.
- **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.

- **HP P11.** Protect neighborhood character by directing growth to areas of change and ensuring context sensitive infill in such locations as designated redevelopment areas, corridors, and infill sites.

While the Imagine Austin Comprehensive Plan supports multi-family and commercial uses located off of Activity Corridors, the narrow width and unimproved nature of Wedgewood Drive and the narrow depth of these lots (125 feet deep), make it a suboptimum location for a multi-family and commercial development given the high traffic volumes such a development may generate along this road. The policies of the Imagine Austin Comprehensive appear to support more context sensitive infill such as single-family houses, townhouses and live/work units because it would be more in scale with shallow depth of the lots and can support reduced traffic volumes along this narrow and unimproved road.

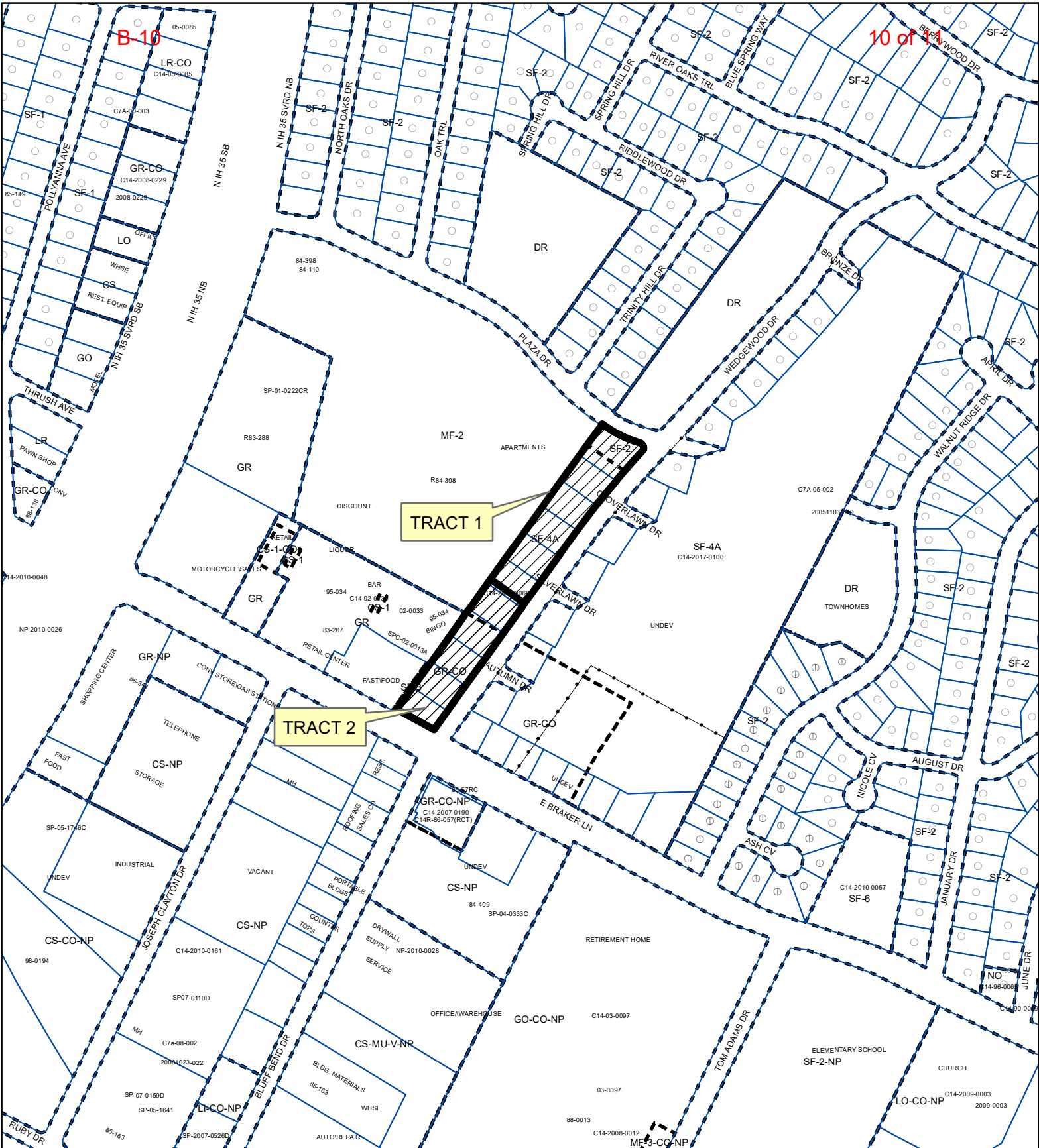
Austin Water Utility


- 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





 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

ZONING
ZONING CASE#: C14-2021-0028

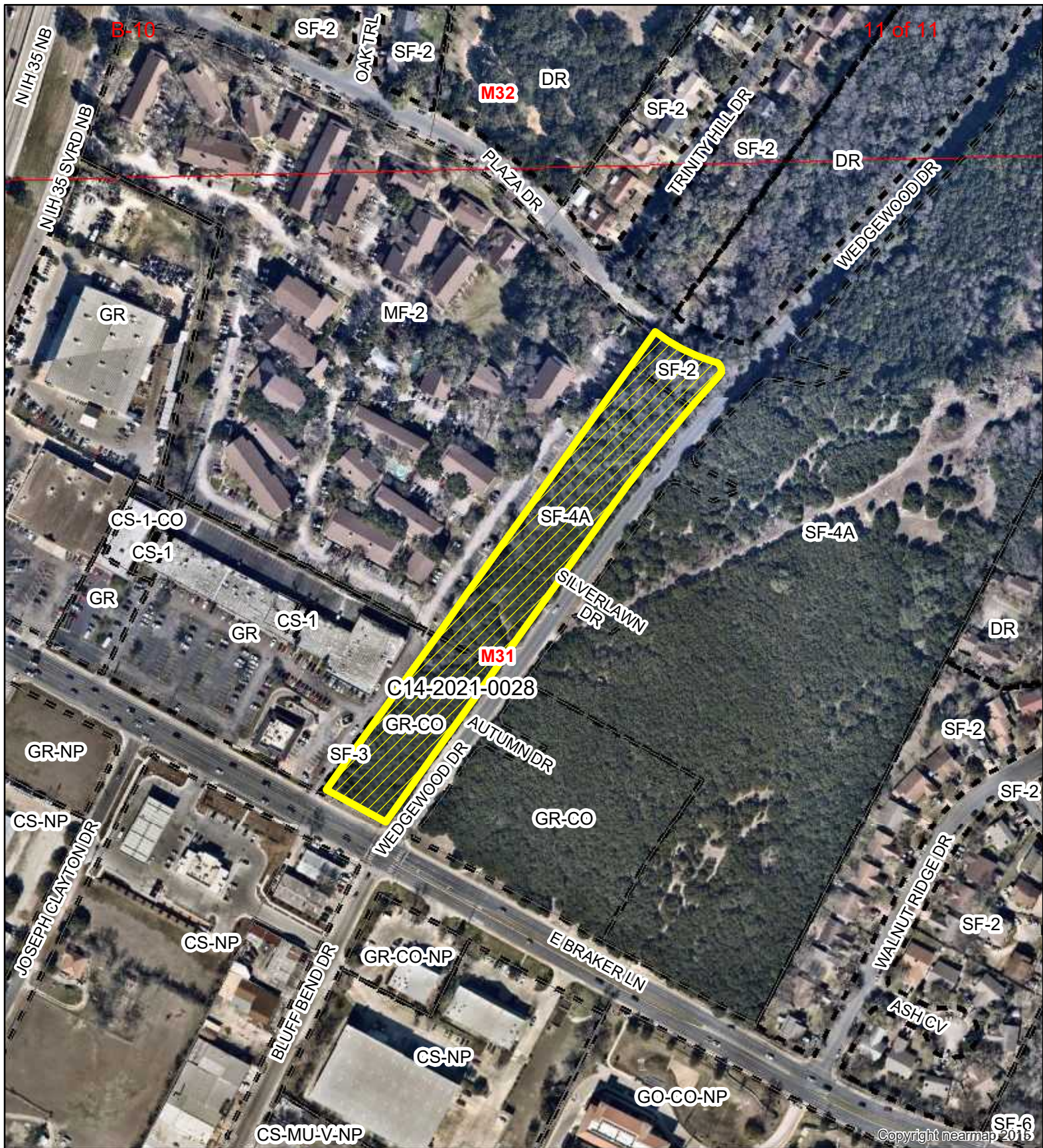


1" = 400'

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1" = 250'



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE



CREEK BUFFER

Urbana III

ZONING CASE#: C14-2021-0028
 LOCATION: 11300 - 11408 Wedgewood Dr
 SUBJECT AREA: 1.891 Acres
 GRID: M31
 MANAGER: MARK GRAHAM



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