ZONING CHANGE REVIEW SHEET

CASE: C14-2022-0153 (Sungold 1.51) DISTRICT: 7

ADDRESS: 13704 Ida Ridge Drive

ZONING FROM: IP TO: GR-MU

SITE AREA: 1.51 acres (65,775 sq. ft.)

PROPERTY OWNER: SUNGOLD SM LLC (Arjun Demla)

AGENT: Bennett Consulting (Rodney K. Bennett)

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

STAFF RECOMMEDATION:
The staff recommendation is to grant GR-MU, Community Commercial Services-Mixed Use, Combining District zoning.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:
December 6, 2022

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is and undeveloped lot fronting onto Ida Ridge Drive. To the north, there are undeveloped lots and office and day care facility uses. To the south, there is a parking lot for a religious assembly use (New Life Church). Across Ida Ridge Drive to the east, there is an office complex and a concrete plant. The large lot to the west contains a shopping center (Market at Wells Branch) located at the corner of Burnet Road and W. Howard Lane. The applicant is requesting to down zone the property and to add a mixed-use overlay because they would like to develop approximately 69 multifamily units on the site.

The staff is recommending GR-MU zoning at this location because the property is within an area that contains a mixture of residential and commercial uses. This site meets the intent of the GR, Community Commercial District, as it fronts onto a Level 3 (collector street/minor arterial) roadway and is near the intersection with a major arterial roadway, W. Howard Lane. GR-MU zoning would be consistent with the current GR-MU, GR-CO and GR zoning to the north and west of this site. The addition of the MU combining would provide more opportunities for the development of these lots with residential uses in support of the goals stated in the Imagine Austin Comprehensive Plan and the Strategic Housing Blueprint. The proposed zoning will create a transition from the commercial (GR, CS-1) zoning along Burnet Road/Mopac Expressway frontage road to the west to the office (GO) and multifamily (MF-3-CO) zoning across Ida Ridge Drive to the east.

The applicant agrees with the staff recommendation.

BASIS OF RECOMMENDATION:

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

   Community commercial (GR) district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.

   The purpose of a mixed use (MU) combining district is to allow office, retail, commercial, and residential uses to be combined in a single development.

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

   The proposed zoning will promote consistency and orderly planning because the property is located within an area that contains a mixture of residential and commercial uses. The lots to the north and west are zoned GR-CO and GR and permit commercial development. The proposed GR-MU zoning will create a transition from the commercial (GR, CS-1) zoning along Burnet Road/Mopac Expressway frontage road to the west to the office (GO) and multifamily (MF-3-CO) zoning across Ida Ridge Drive to the east.

According to the Imagine Austin Comprehensive Plan Growth Concept Map, the site under consideration is located 0.11 miles from West Howard Lane Activity Corridor and 0.30 miles from Howard Station Neighborhood Center.

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

GR-MU zoning would allow for a fair and reasonable use of the property because the proposed district will permit the applicant to develop commercial and or residential uses on the site that are consistent with the surrounding land use patterns in this area. The addition of MU combing district will provide more opportunities for the development of these lots along a Level 3 roadway.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	IP	Undeveloped
North	GR-CO, GR-MU	Day Care Facility (Star Montessori School), Office (Ida Ridge Office Condos), Undeveloped Lots
South	IP	Religious Assembly and Parking Area (New Life Church)
East	GO, LI	Concrete Plant (Alamo Concrete Products)
West	GR, CS-1	Shopping Center (Market at Wells Branch: Texaco, McDonalds, Pizza Hut, Johnny Bean, The Rolling Rooster, Visoncare, Bedeck Beauty Salon, 360 Training, Wanfu II, National American University, Chardonnay Liquor Store, Chiropractor, Cleaners and Alterations, Health Market, Subway Sandwiches, Walgreen's)

AREA STUDY: North Lamar Area Study

TIA: Not Required

WATERSHED: Walnut Creek

SCHOOLS: Austin I.S.D.

NEIGHBORHOOD ORGANIZATIONS:

Austin Lost and Found Pets
Homeless Neighborhood Association
Neighborhood Empowerment Foundation
North Growth Corridor Alliance
SELTEXAS
Sierra Club, Austin Regional Group
Wells Branch Neighborhood Association

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2017-0121 (Ida Ridge Condos: 13708, 13710, 13800 and 13802 Ida Ridge Drive)	CS-CO to CS-MU-CO	3/20/18: Approved staff recommendation of GR-MU zoning (9-0, Y. Flores and A. Tatkow-absent); S. Lavani-1st, B. Evans-2nd.	4/26/18: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20180426-064 for community commercial-mixed use (GR-MU) combining district zoning was approved on Council Member Houston's motion, Council Member Garza's second on a 9-0 vote. Council Member Alter was off the dais. Council Member Troxclair was absent.
C14-2015-0041 (Trial's Rezoning: 13805 Orchid Lane)	GR to CS	6/02/15: Approved staff's recommendation of CS-CO zoning on consent (6-0); G. Rojas-1st, S. Compton-2nd.	6/11/15: Approved CS-CO zoning on consent on all 3 readings (11-0); A. Kitchen-1st, P. Renteria-2nd.
C14-2010-0156 (2609 and 2701 Daisy Drive)	CS to CS-MU	11/02/10: Approved the staff's recommendation of CS-MU-CO zoning, with CO to limit the site to 2,000 vehicle trips per day, on consent (7-0); S. Baldridge, G. Bourgeios-2nd.	12/0910: Approved CS-MU-CO zoning on consent on all 3 readings (7-0); Spelman-1st, Martinez-2nd.
C14-2007-0109 (2600 Gardenia Drive)	CS to CS-MU	8/21/07: Approved staff's recommendation of CS-MU-CO zoning with added condition to prohibit drive-in service by consent (7-0, K. Jackson-absent); J. Martinez-1st, J. Gohil-2nd.	9/27/07: Approved CS-MU-CO zoning by consent (5-0, B. Dunkerley-absent, J. Kim- off the dais)
C14-05-0035 (3101 – 3105 West Howard Lane)	GO to GR	4/19/05: Approved staff's recommendation of GR-CO, with a CO for a 2,000 vtpd by consent (7-0, C. Hammond, K. Jackson-absent); J. Martinez-1st, M. Hawthorne-2nd.	3/19/05: Approved GR-CO (6-0; Thomas- off dais); 1st reading 6/09/05: Approved GR-CO by consent(6-0, McCraken-off dais); 2nd/3rd readings
C14-03-0188 (13201-13205 Burnet Road)	GO to GR	4/3/04: Approved staff's recommendation of GR zoning, by consent (9-0)	3/4/04: Granted GR zoning (6-0, McCracken-absent); all 3 readings
C14-03-0181 (2401 West Howard Lane)	GR to CS-1	2/3/04: Approved staff recommendation of CS-1-CO zoning, with a 2,000 vehicle trip limit per day (9-0)	3/4/04: Granted CS-1-CO (6-0, McCracken-absent); all 3 readings
C14-00-2205	GR to LI	12/5/00: Approved staff rec. of CS-CO (as amended by applicant) by consent (8-0); conditions as follows: 1) Height limit of 40 feet	1/18/01: Approved CS-CO w/conditions; (6-0); all 3 readings

		2) Prohibit Adult Oriented Businesses 3) 2,000 vehicle trip per day limit	
C14-00-2112	IP to MF-3	9/19/00: Approved staff alt. rec. of MF-3-CO by consent (9-0)	10/26/00: Approved MF-3-CO on 1st reading (7-0) 12/7/00: Approved MF-3-CO (7-0); 2nd/3rd readings
C14-00-2179	IP to SF-2, SF-3, MF-1	10/17/00: Approved staff rec. of SF-2 (TR1), SF-3 (TR 2), and MF-1 (TR3) by consent (8-0)	11/30/00: Approved SF-2-CO (TR1), SF-3-CO (TR2); MF-1-CO (TR3) w/condition of 2,000 vehicle trip per day limit (7-0); all 3 readings

RELATED CASES:

SP-96-0133C – Site Plan Case

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Ida Ridge Drive	Level 3/ Minor Arterial	116 feet	91 feet	45 feet	Yes	None	Yes

OTHER STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 13704 IDA RIDGE DR. C14-2022-0153. Project: Sungold 1.5. 1.51 acres from IP to GR-MU. Existing church to 69 multifamily units

Yes	Imagine Austin Decision Guidelines
	Complete Community Measures
Y	**Imagine Austin Growth Concept Map:** Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. **Name(s) of Activity Center/Activity Corridor/Job Center: 0.11 Miles from W. Howard Lane Activity Corridor; 0.30 Miles from Howard Station Neighborhood Center**
Y	**Mobility and Public Transit**: Located within 0.25 miles of public transit stop and/or light rail station. (partial sidewalks along both sides of Ida Ridge Dr.)
Y	**Mobility and Bike/Ped Access:** Adjoins a public sidewalk, shared path, and/or bike lane.
Y	**Connectivity, Good and Services, Employment**: Provides or is located within 0.50 miles to goods and services, and/or employment center.
	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market.
Y	**Connectivity and Education**: Located within 0.50 miles from a public school or university.
	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreation area, park or walking trail.
	Connectivity and Health: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.)
	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
Y	**Housing Choice**: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	Mixed use: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.
6	**Total Number of "Yes's"**

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:

Development Classification	*% of Gross Site Area*	*% of Gross Site Area with Transfers*
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 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.

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 preexisting approvals that preempt current water quality.

Fire

No comments.

Parks and Recreation

Parkland dedication will be required for the new applicable uses 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).

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.

Site Plan

A site plan will be required for any new development other than single-family, two-family or duplex residential.

Any new development is subject to the design standards in Subchapter E of the Land Development Code. Additional comments will be made when the site plan is submitted.

This site will be subject to the multifamily density provisions in Subchapter E 4.2.1.D.6.c.

Transportation

The Austin Strategic Mobility Plan (ASMP) recommends that 116 feet of right-of-way for Ida Ridge Drive. It is recommended that 58 feet of right-of-way from the centerline should be dedicated according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The adjacent street characteristics table is provided below:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Ida Ridge Drive	Level 3/ Minor Arterial	116 feet	91 feet	45 feet	Yes	None	Yes

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.

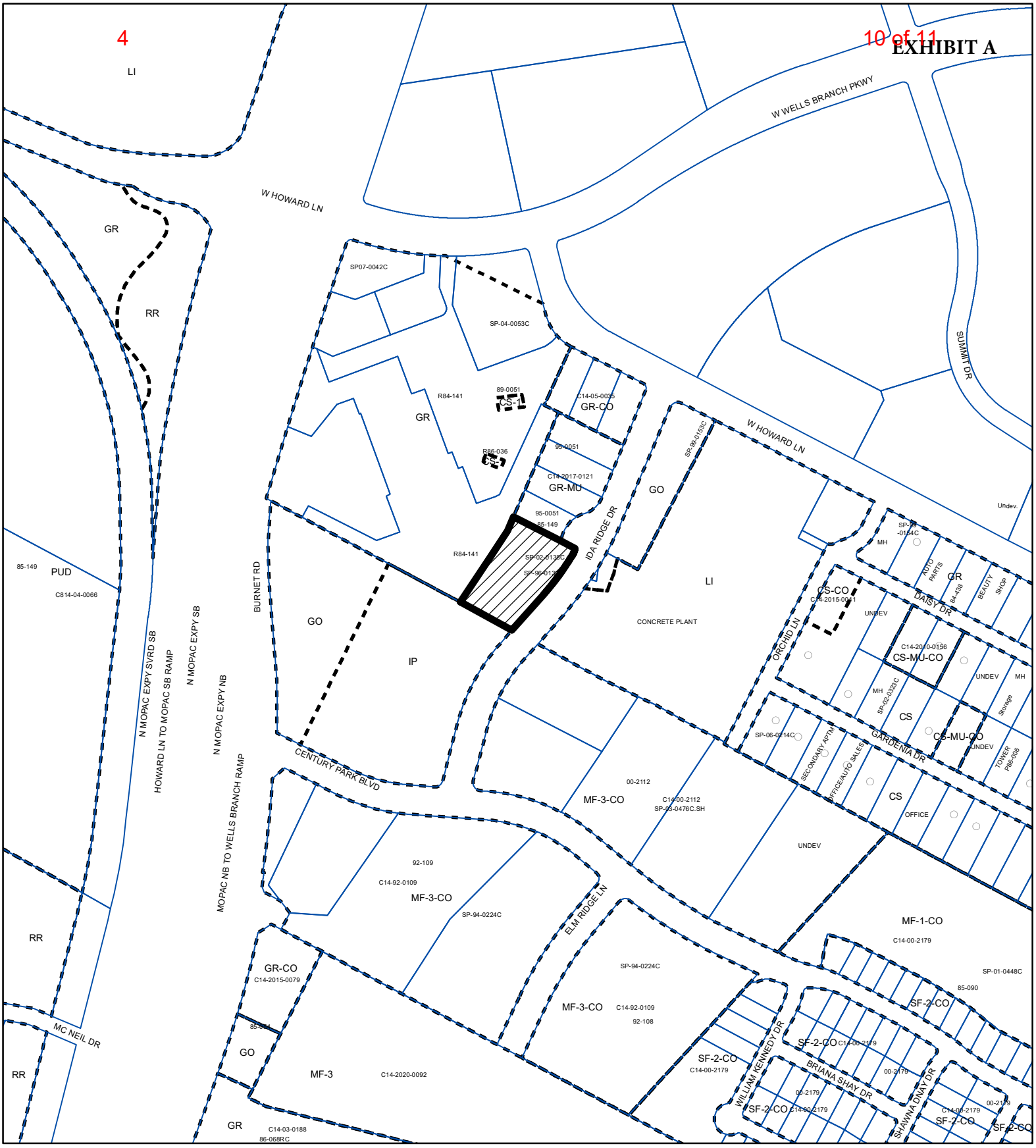
Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin.

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
C. Correspondence from Interested Parties

EXHIBIT A



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2022-0153

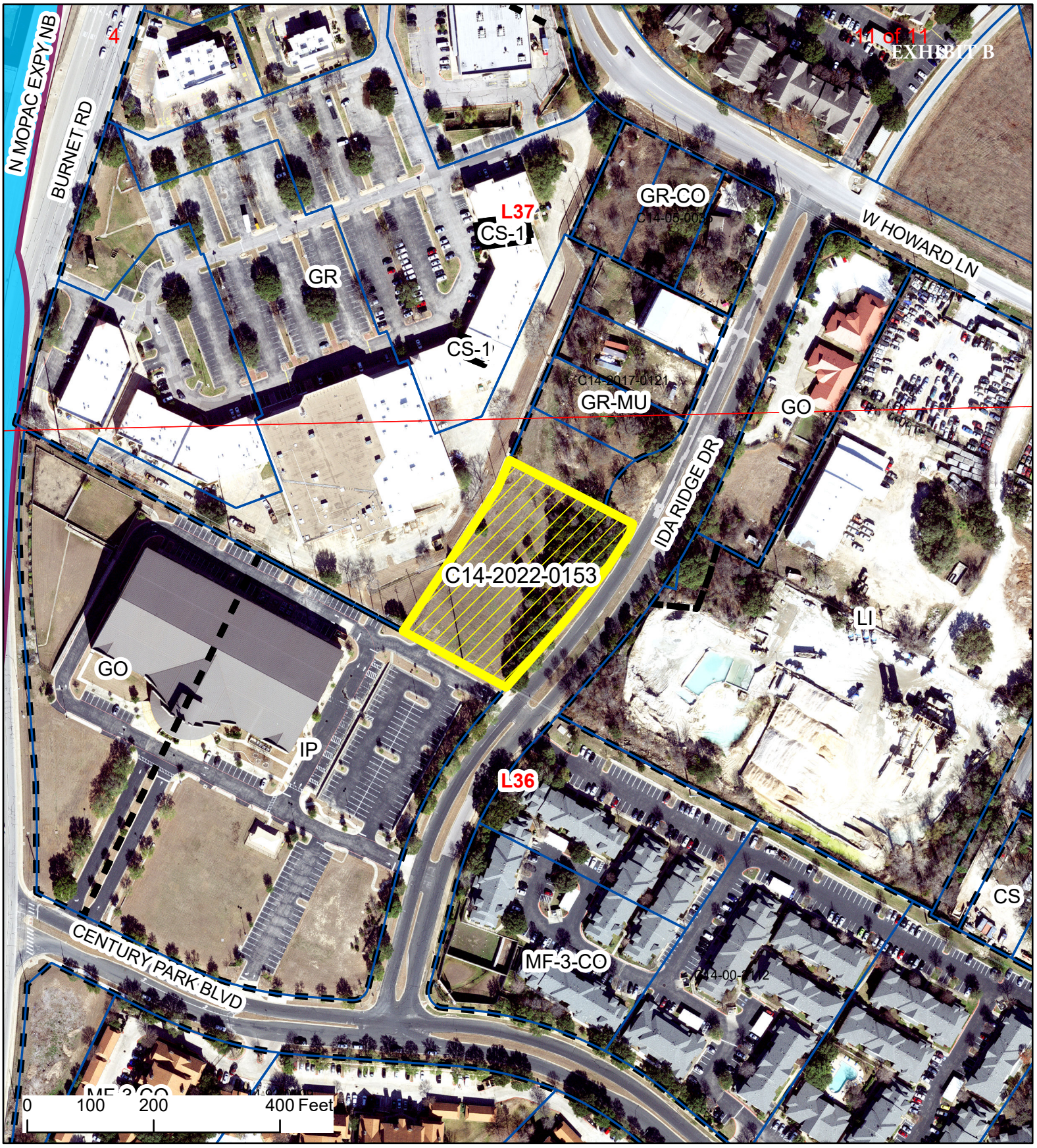
1 " = 400 '

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CITY OF AUSTIN FOUNDED 1839

Created: 10/25/2022



N

- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE
- CREEK BUFFER

SUNGOLD 1.51

ZONING CASE#:	C14-2022-0153
LOCATION:	13704 Ida Ridge Drive
SUBJECT AREA:	1.51 Acres
GRID:	L36
MANAGER:	Sherri Sirwaitis

CITY OF AUSTIN FOUNDED 1839

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