

10701 Dessau Road

C14-2022-0133 and C7a-2022-0012

Zoning and Platting Commission
March 21, 2023

Project Overview

11.909 acres located at 10701 Dessau Rd. – Dessau Rd. is Imagine Austin Corridor, and major arterial/ASMP Level 4 Street with continuous bike lane and sidewalks to bus stops < ½ mile away.

- No displacement (1 vacant former residential structure).

Currently no water quality or detention exists on site. Project will construct new water quality controls and detention ponds that comply with current code, including Atlas 14.

Currently zoned “SF-2.” Annexed for Limited Purposes September 1984.

Proposed zoning: “MF-4.”

Adjacent zoning includes MF-4, MF-3-CO, GO-NP, SF-6-NP, SF-3, SF-2, and SF-1.

Proposed development comprised of a multifamily project with approximately 330 units.

- Located on Imagine Austin Corridor, a major arterial/ASMP Level 4 Street.
- < ½ mile to bus stop; Cap Metro Pickup service nearby.
- Adjacent bike lane and sidewalks, including to bus stop.
- Project Connect – MetroRapid Potential Future Expansion (ACC Highland to Tech Ridge).
- Significant existing trees/vegetation onsite along the north, east, and south.

Voluntary Annexation request submitted September 13, 2022 (Case # C7a-2022-0012)

- Adds to City tax base.

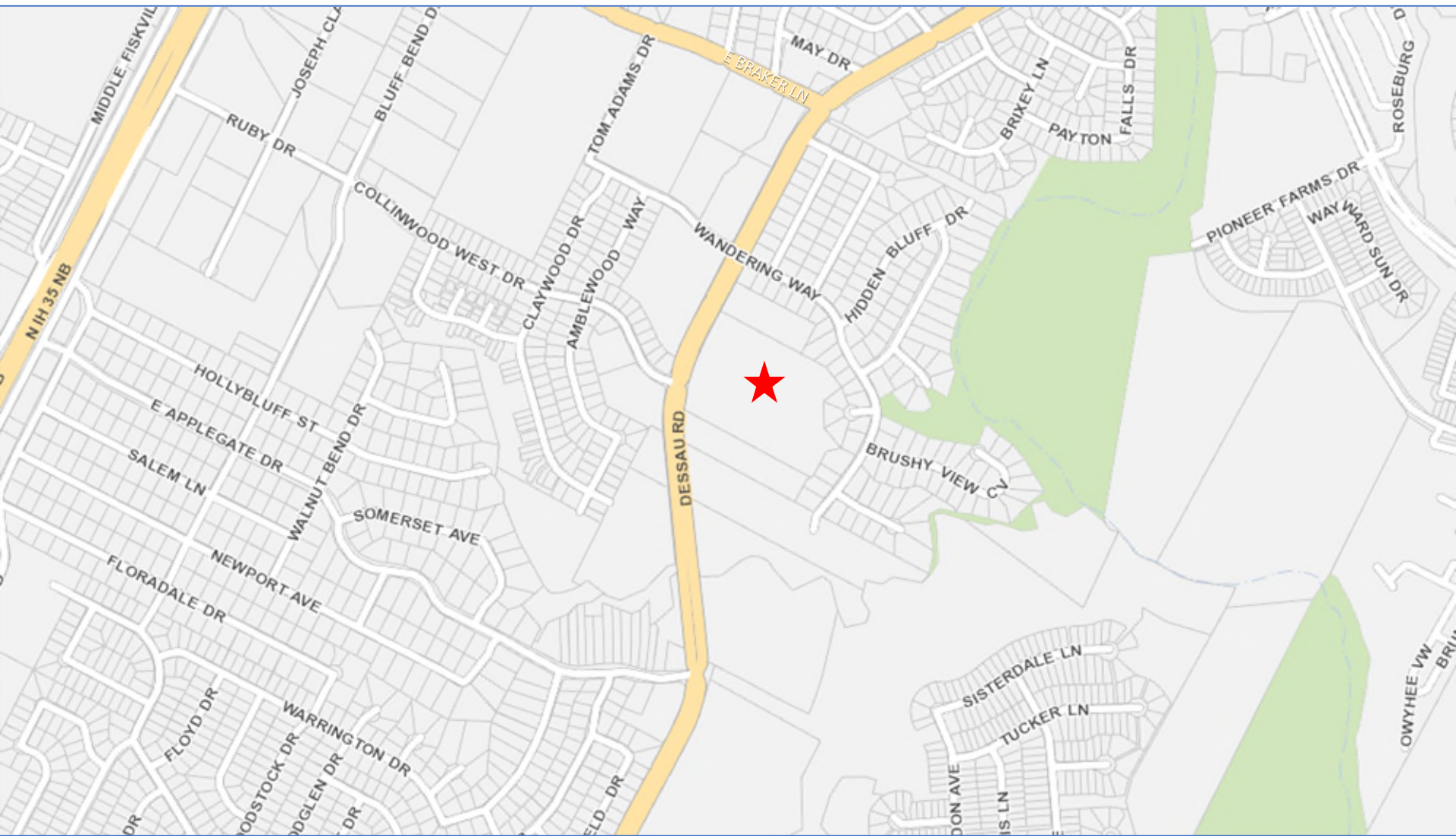
Right in/right out only access to proposed development.

- Dedicate 15’ right-of-way for available for future City improvements.

Multiple current/future area mobility improvements in the area.

Applicant’s request (MF-4) recommended by Housing and Planning Department staff.

Location Map



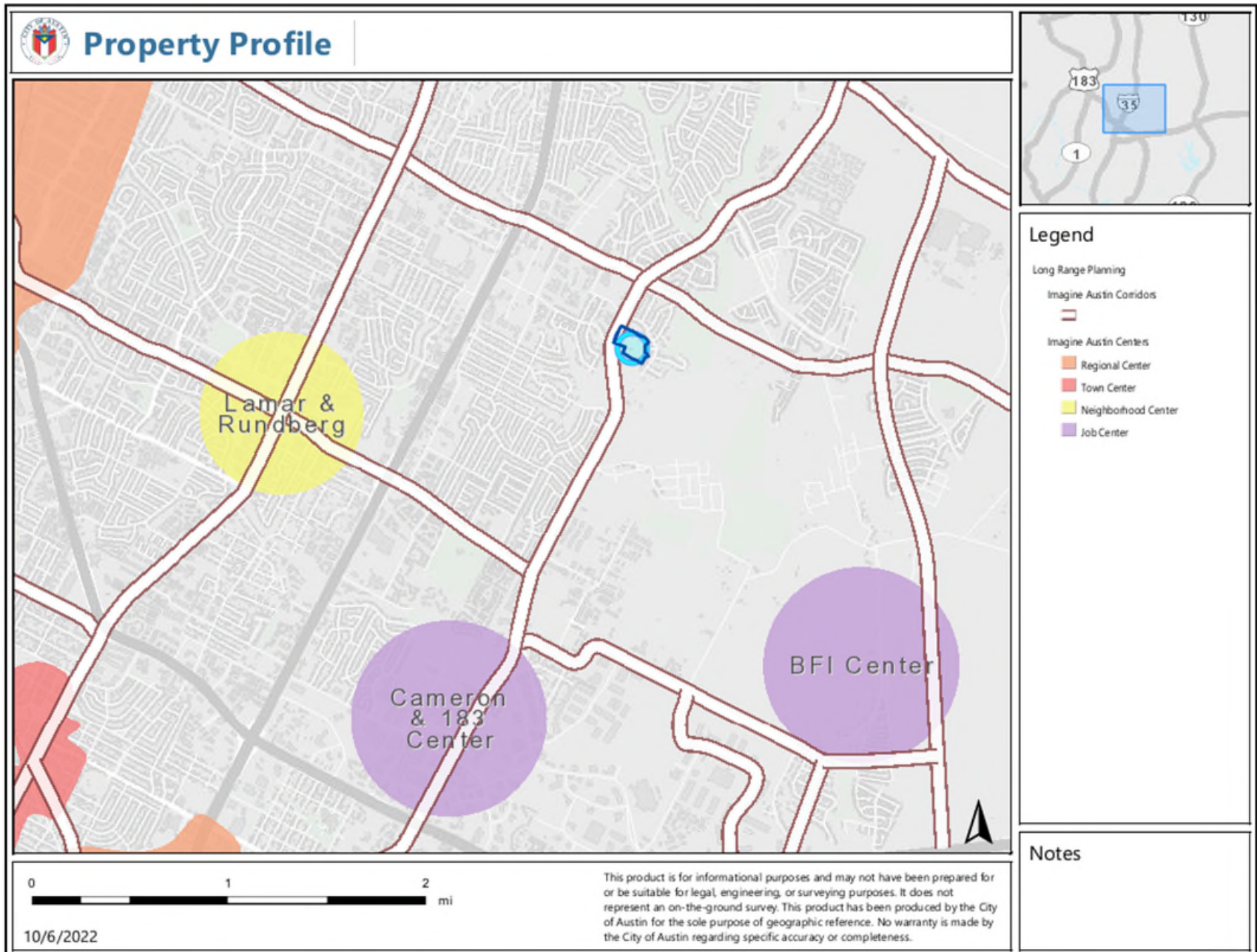
Aerial



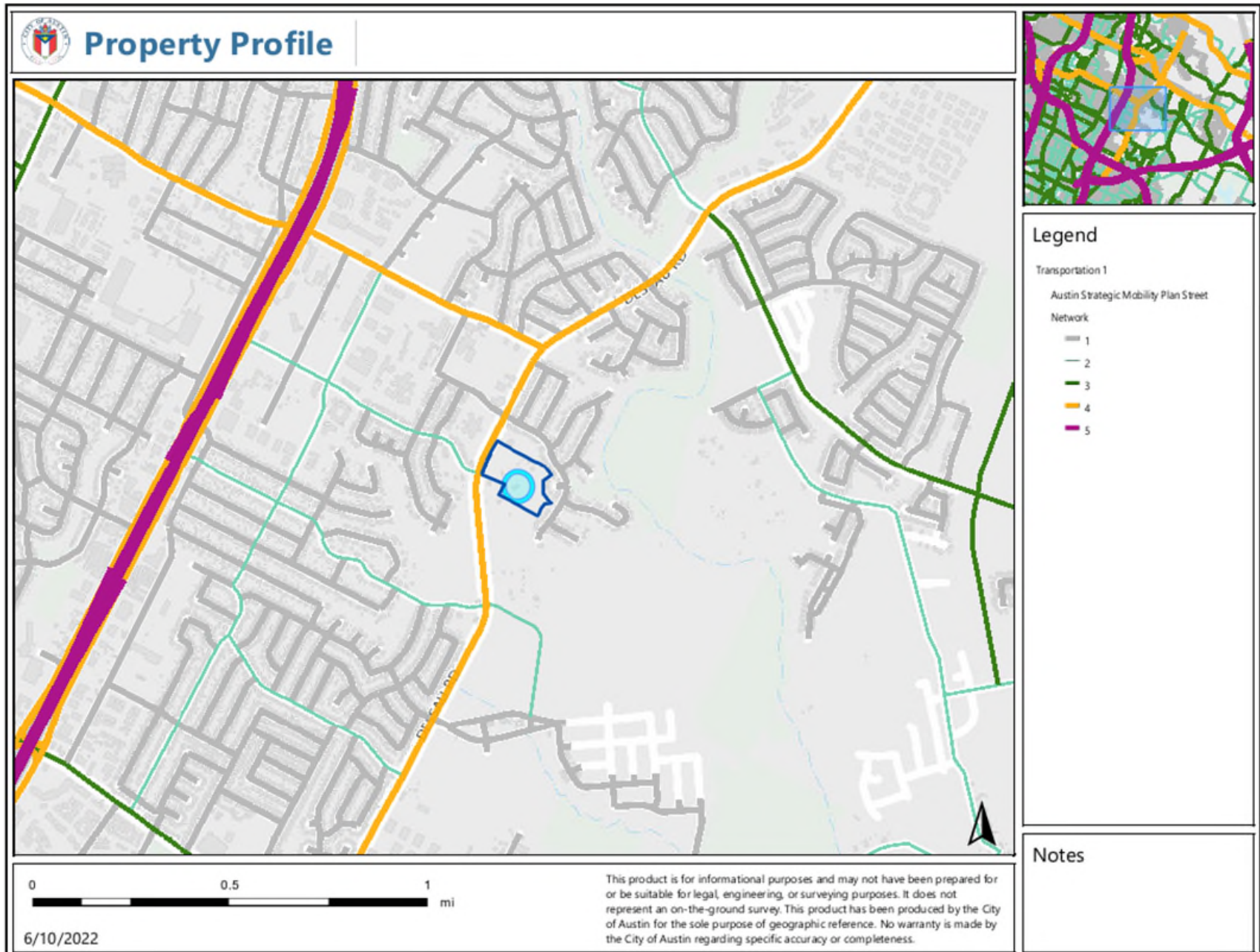
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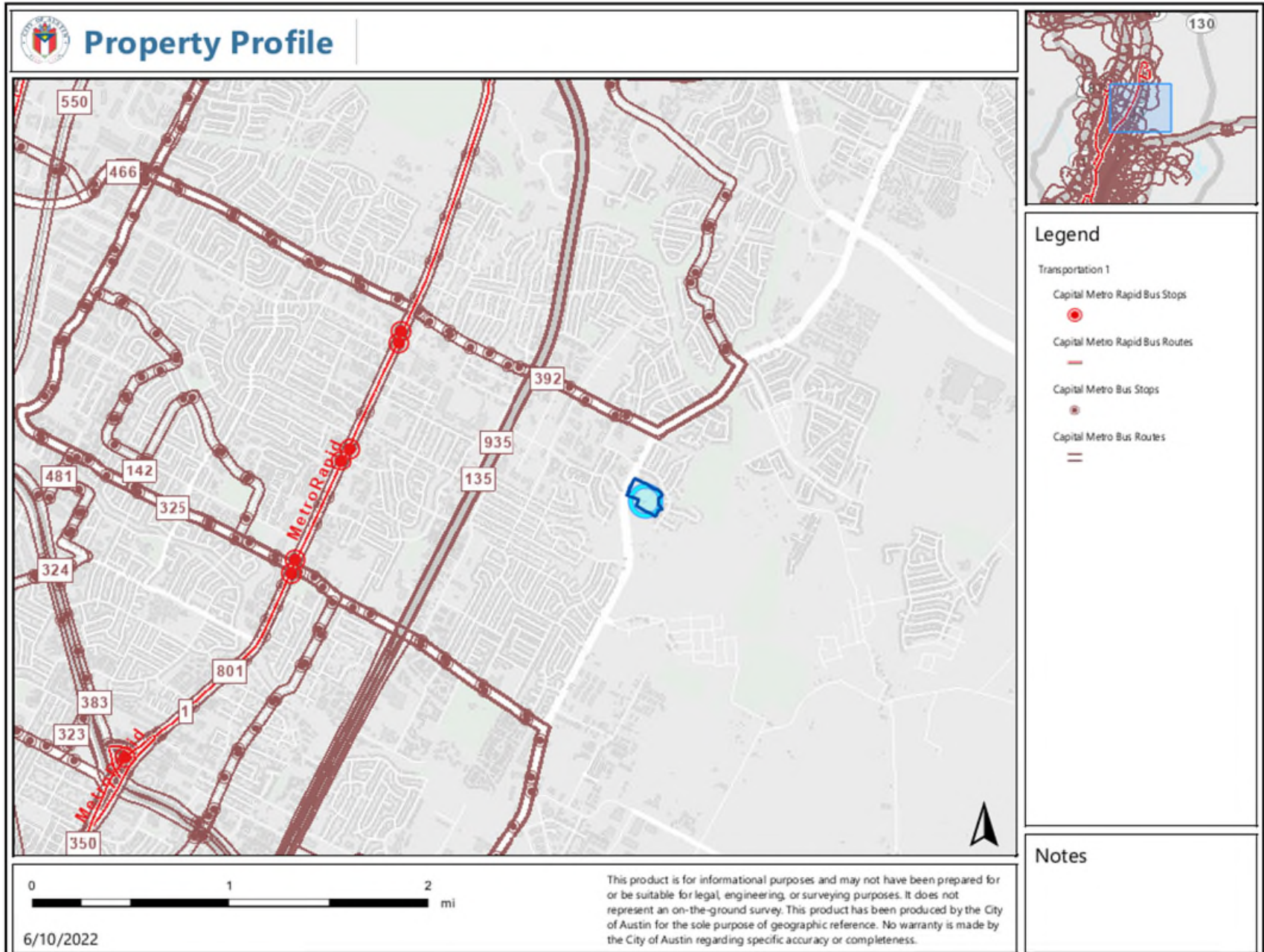
Imagine Austin Corridors and Centers



Austin Strategic Mobility Plan

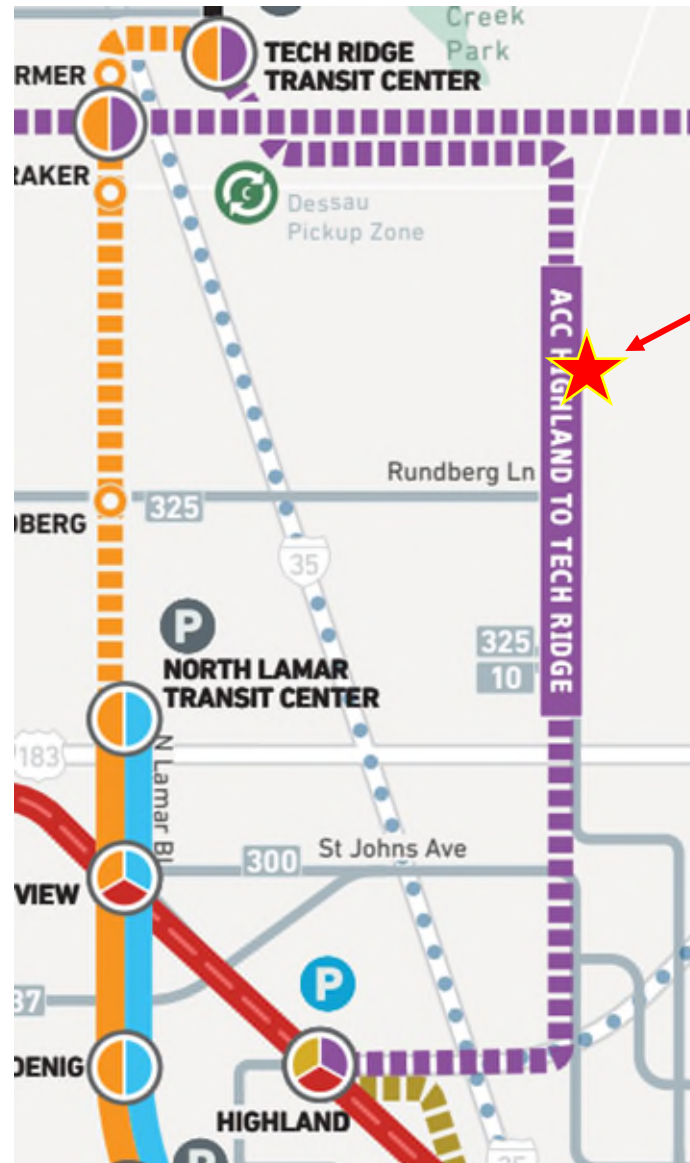


Capital Metro Routes and Stops



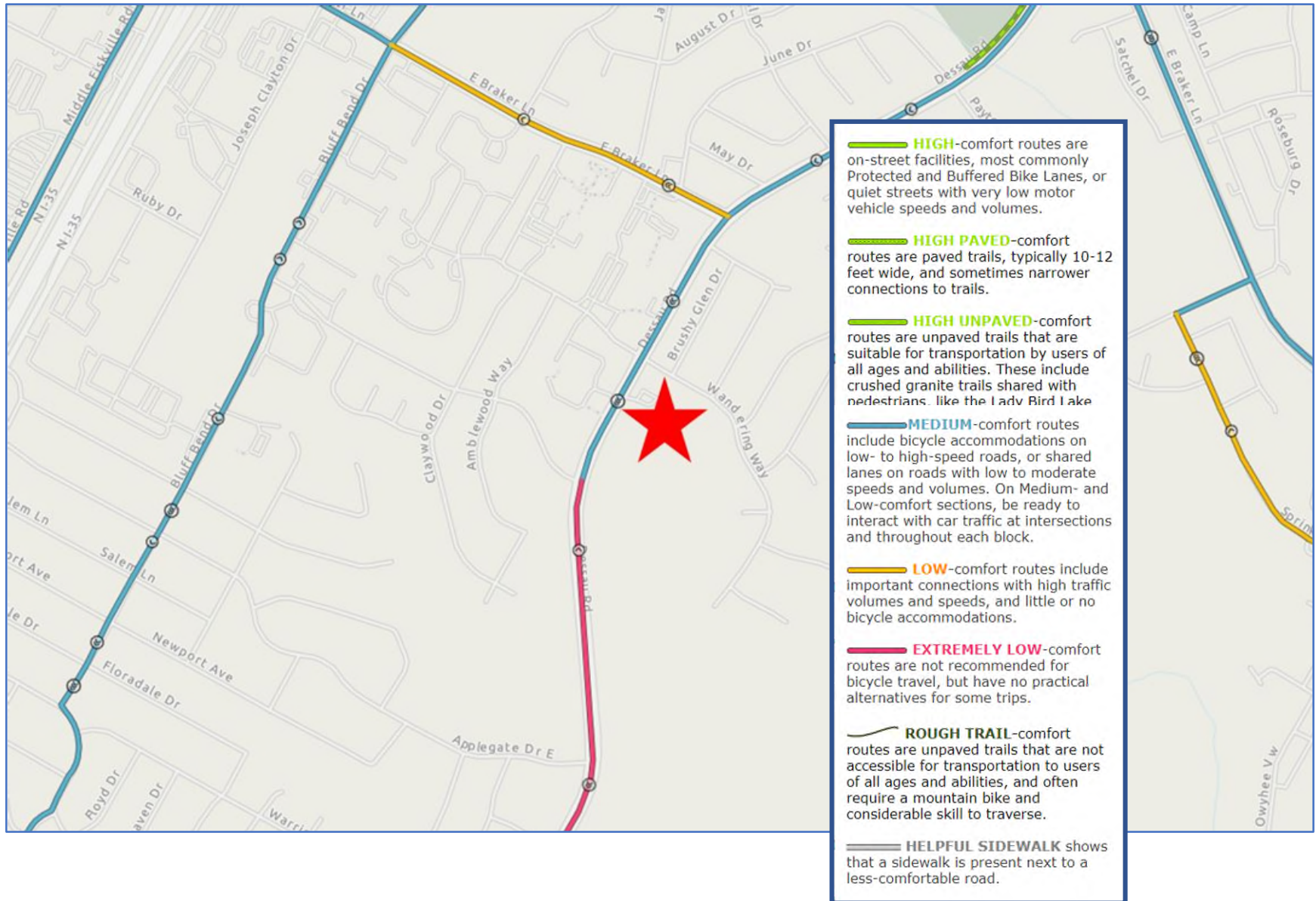


Project Connect – MetroRapid Potential Future Expansion (ACC Highland to Tech Ridge)



10701 DESSAU RD

Bike Routes

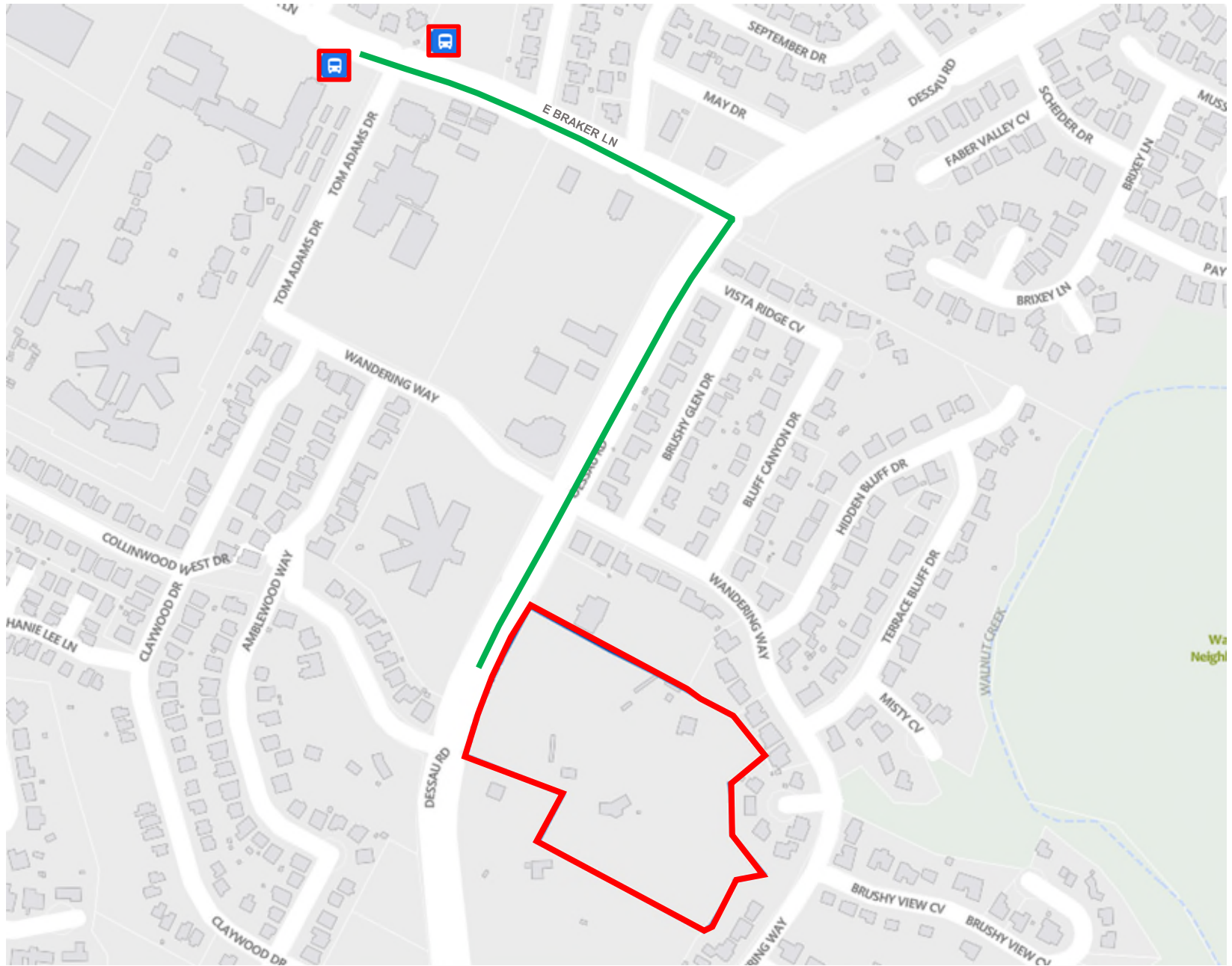


Bike Routes

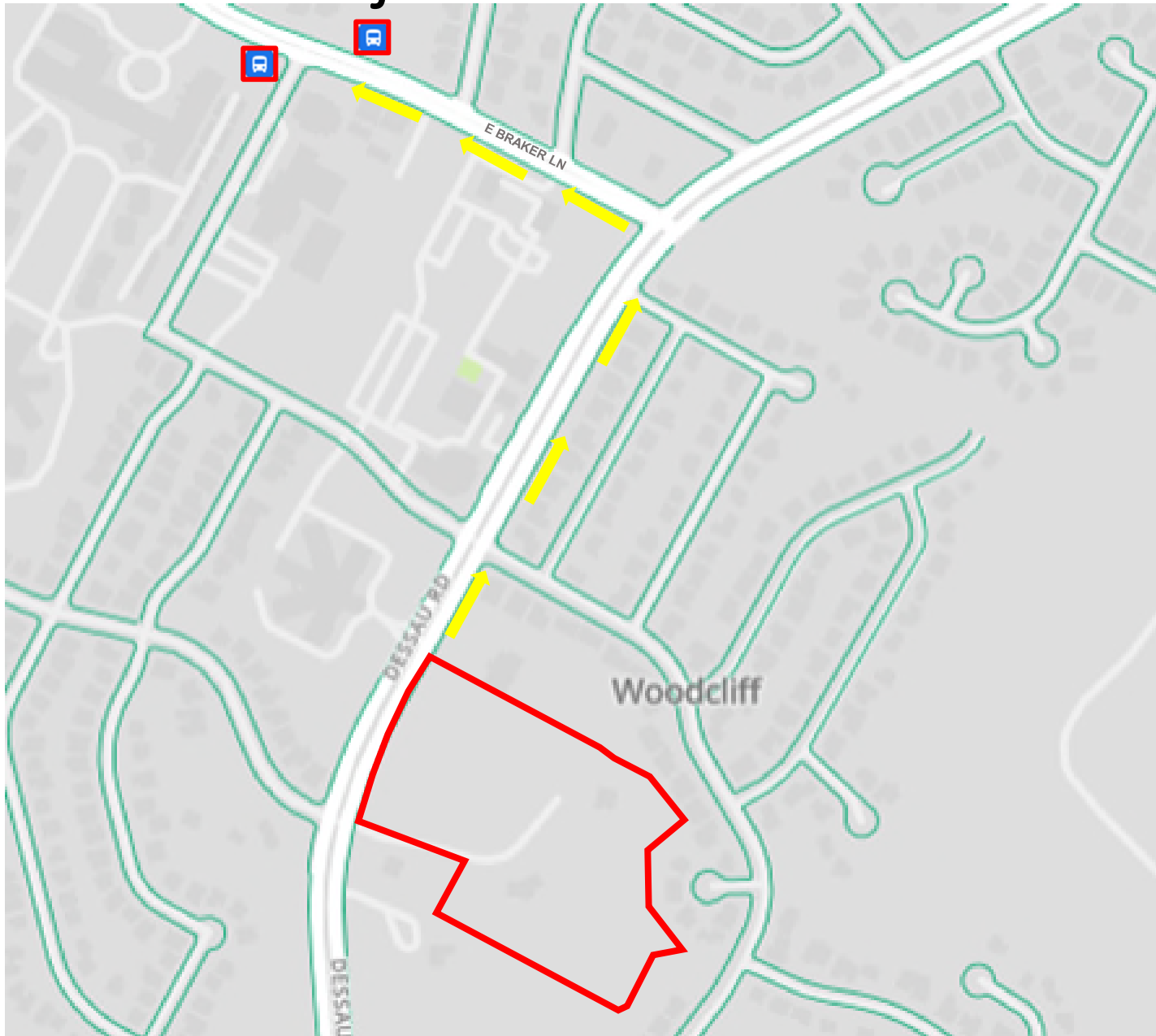




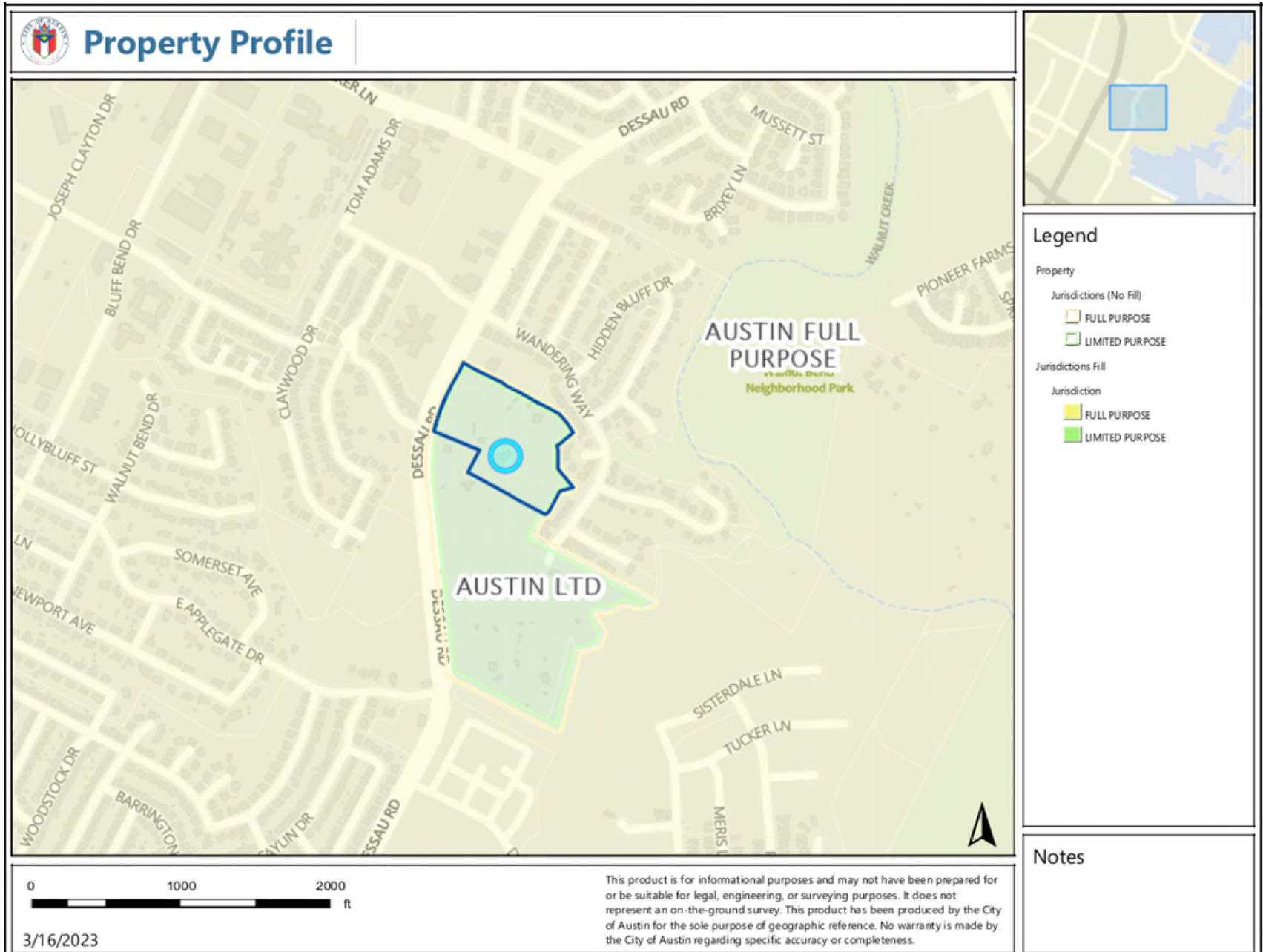
Bike Routes



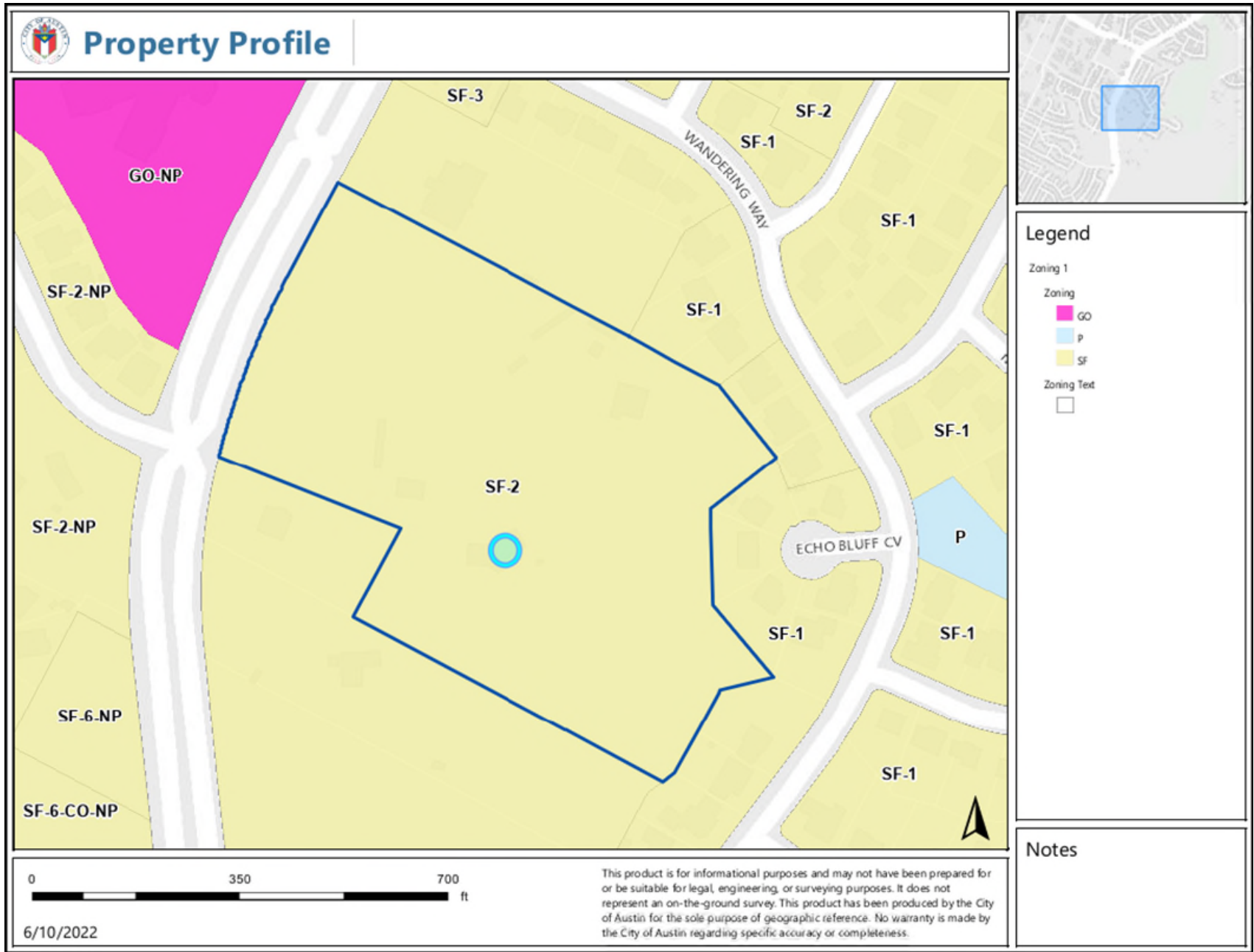
Adjacent Sidewalks



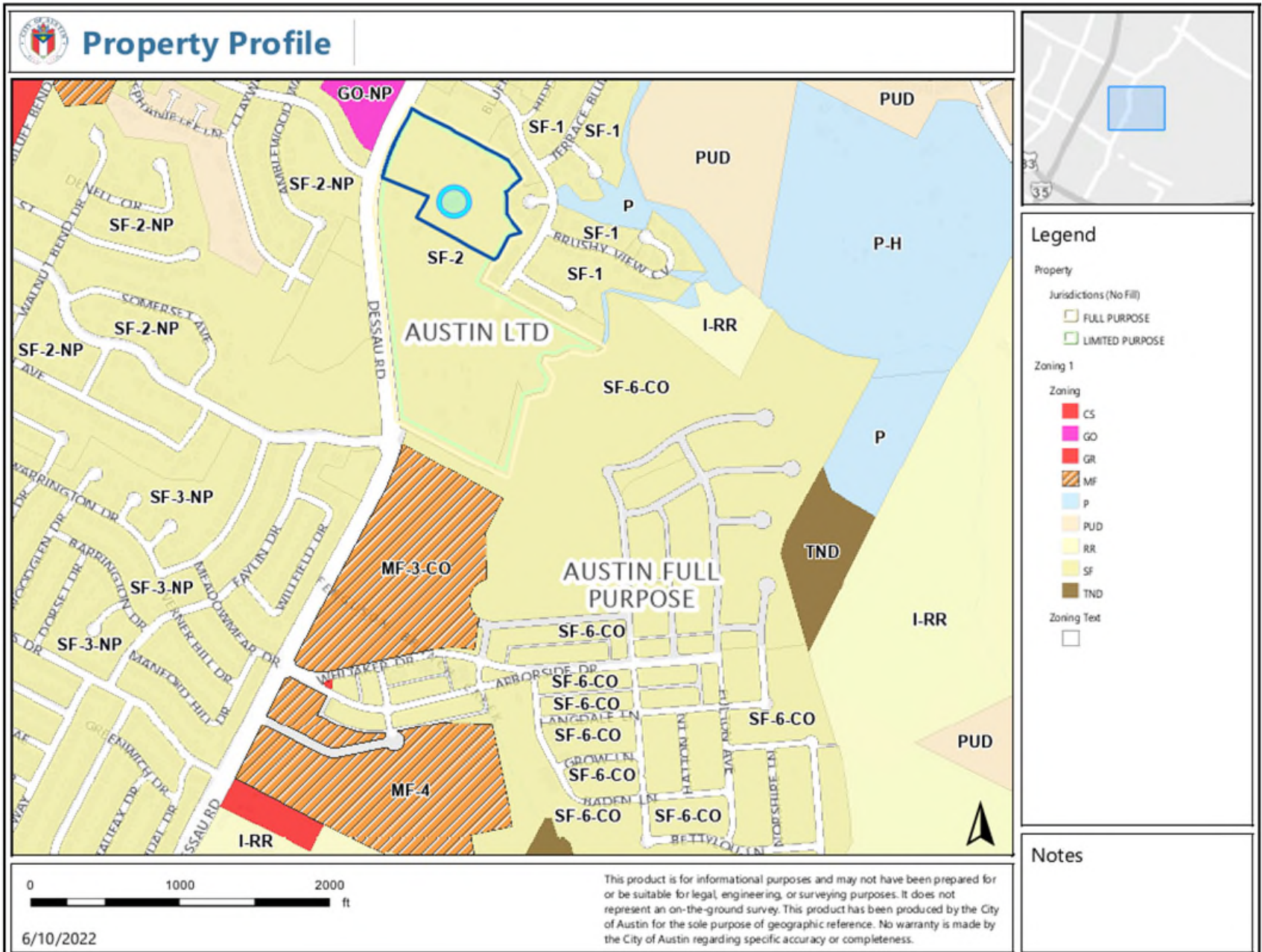
Limited Purpose Annexation

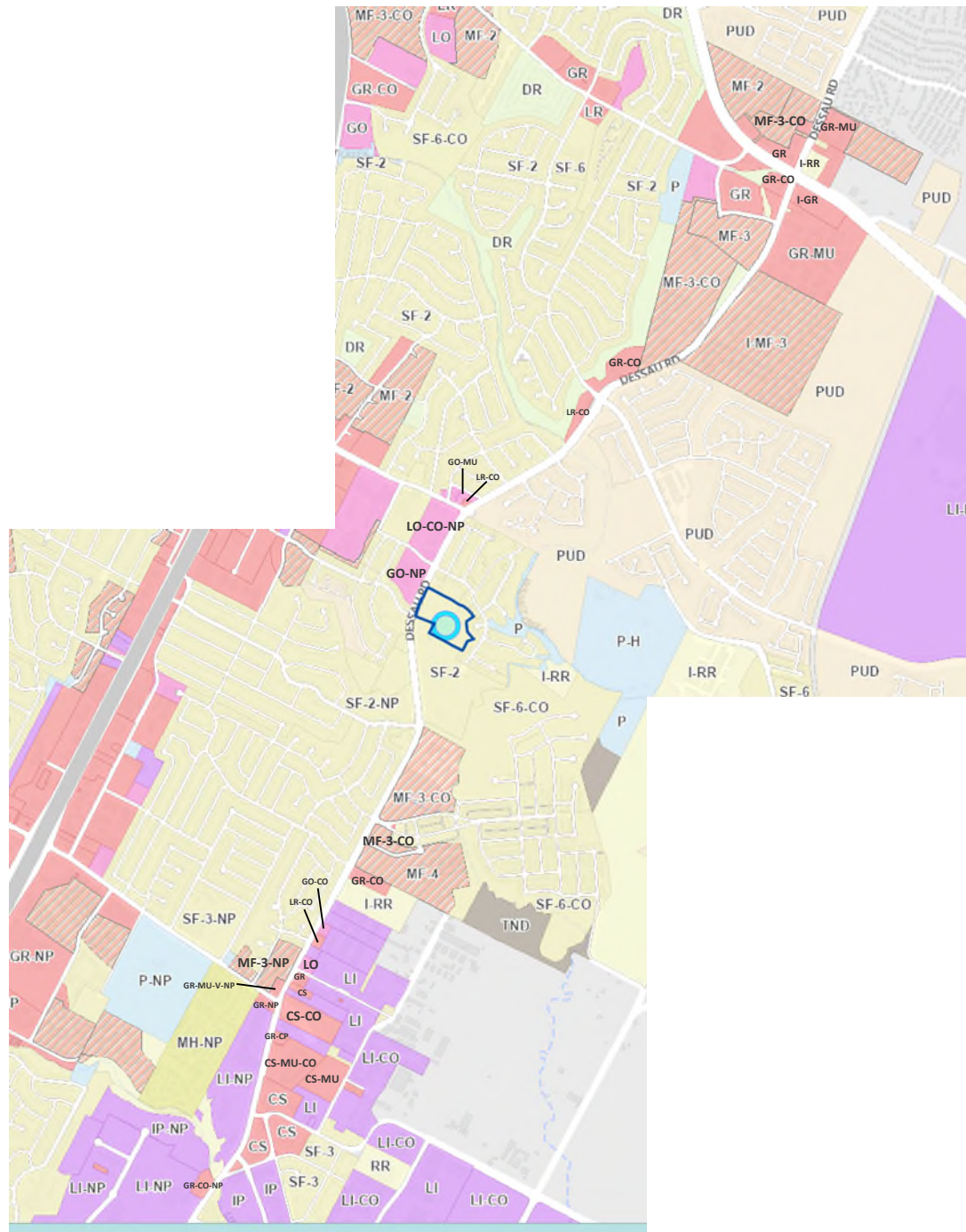


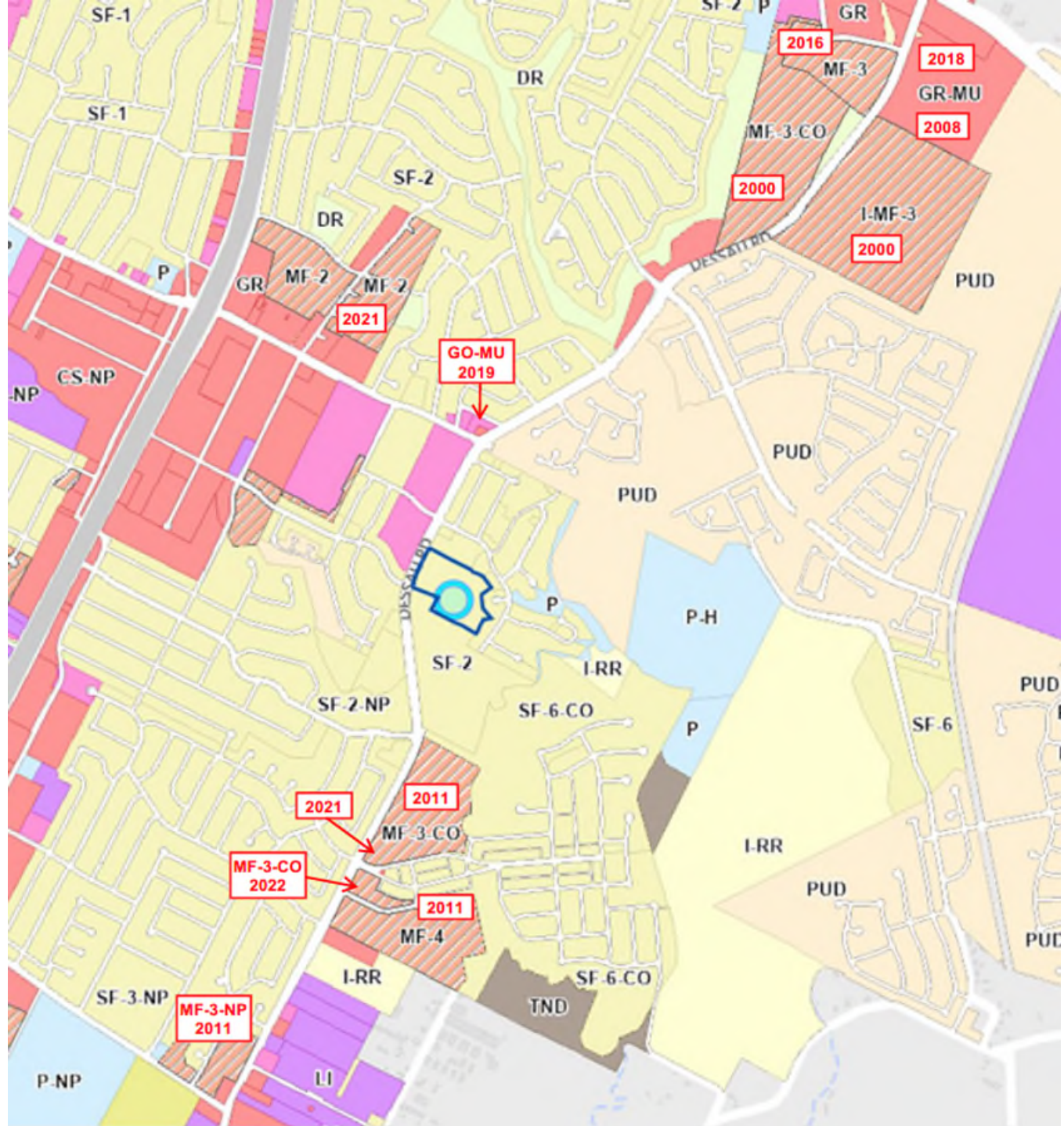
Zoning Map



Zoning Map







Area Mobility Projects



Reasons to Support

Provides much-needed housing in support of Council directive for more housing in all areas on a major corridor near transit. No displacement.

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Housing and Planning staff recommends approval of MF-4 zoning application.

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