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.
- < $\frac{1}{2}$ 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.

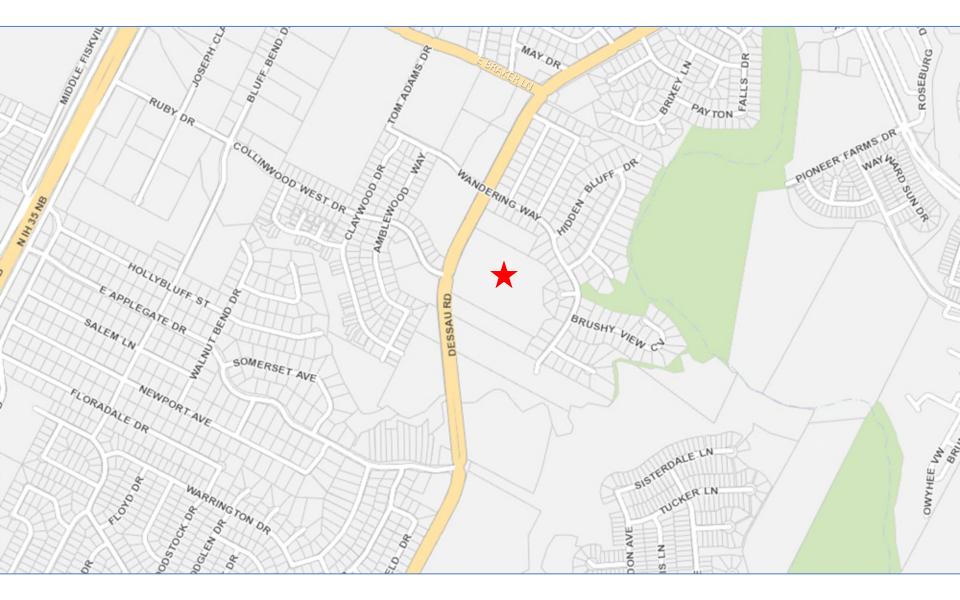
Right in/right out only access to proposed development.

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

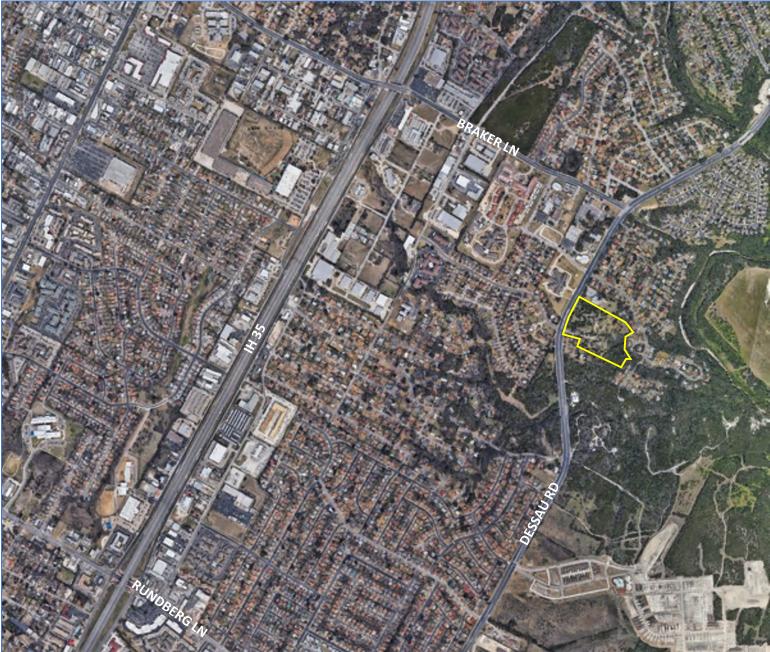
Multiple current/future area mobility improvements in the area.

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

Location Map



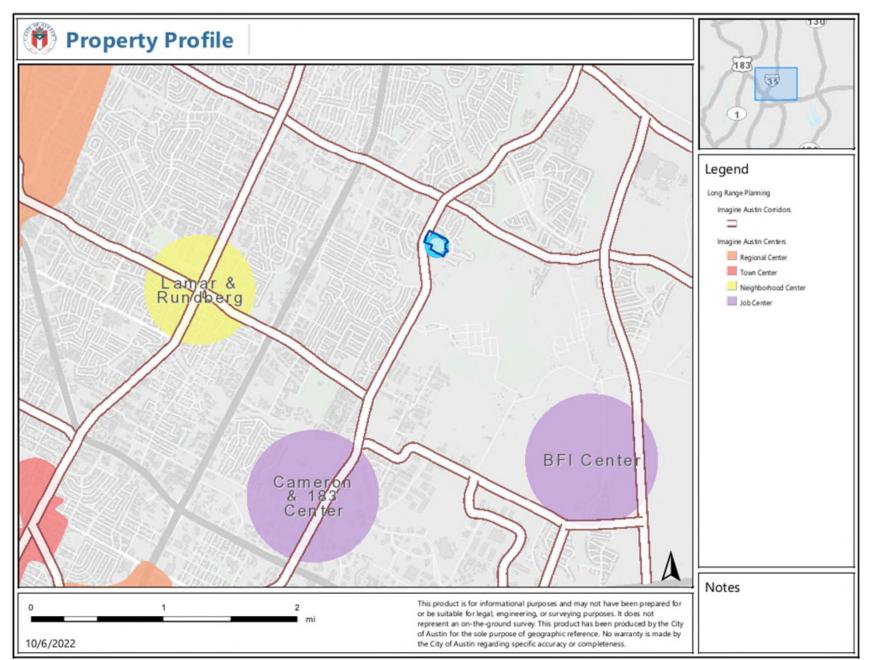
Aerial



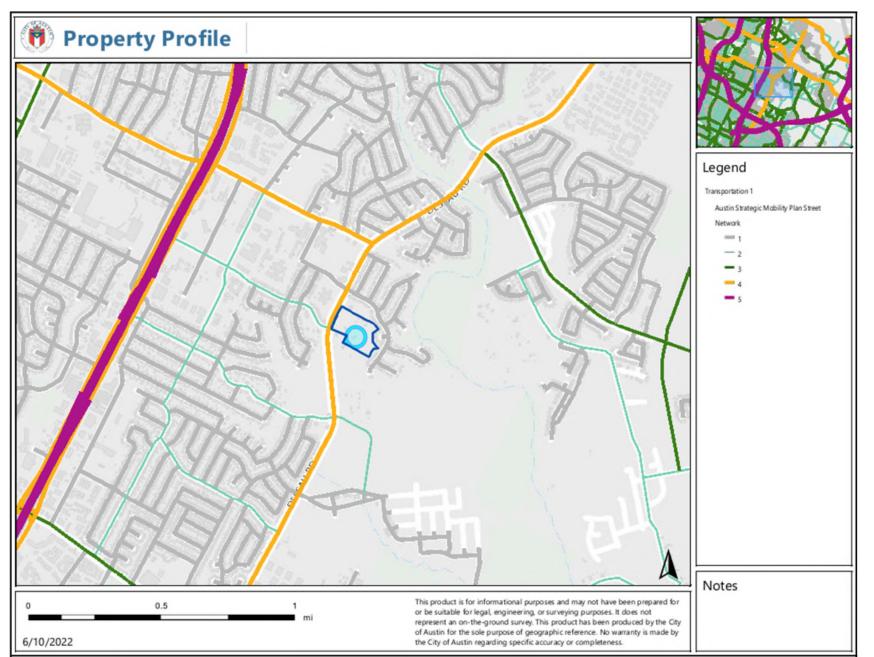
Aerial



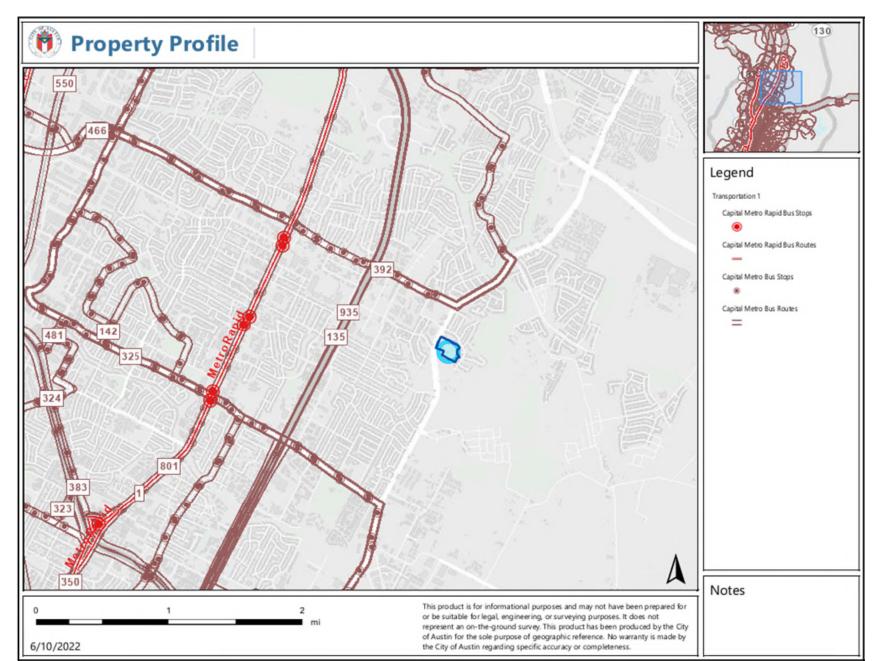
Imagine Austin Corridors and Centers

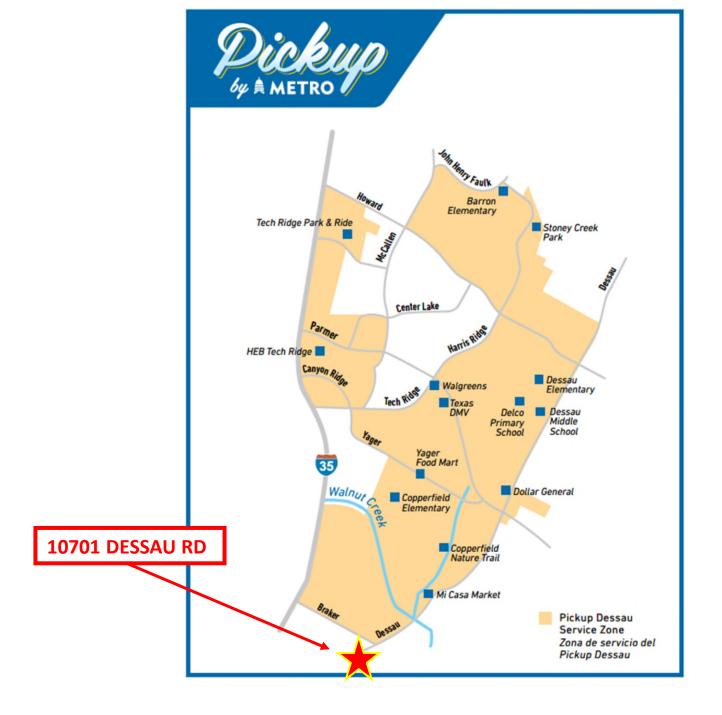


Austin Strategic Mobility Plan

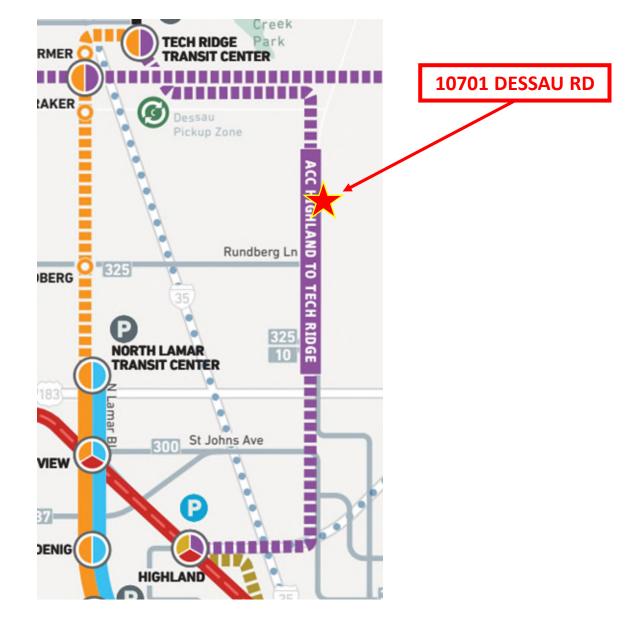


Capital Metro Routes and Stops

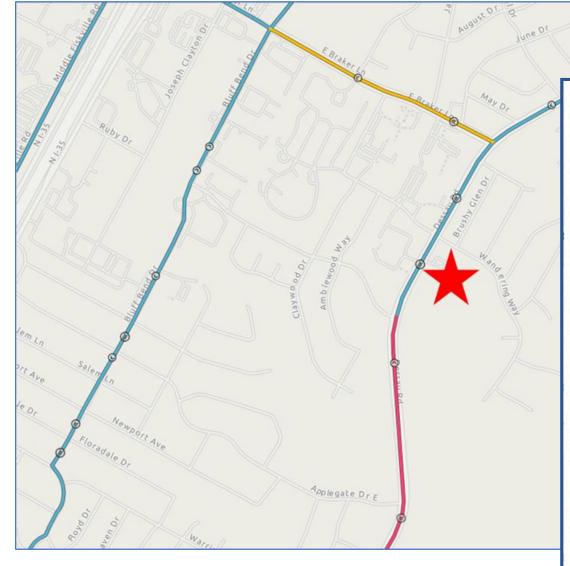




Project Connect – MetroRapid Potential Future Expansion (ACC Highland to Tech Ridge)



Bike Routes



HIGH-comfort routes are on-street facilities, most commonly Protected and Buffered Bike Lanes, or quiet streets with very low motor vehicle speeds and volumes.

routes are paved trails, typically 10-12 feet wide, and sometimes narrower connections to trails.

HIGH UNPAVED-comfort routes are unpaved trails that are suitable for transportation by users of all ages and abilities. These include crushed granite trails shared with pedestrians, like the Lady Bird Lake

MEDIUM-comfort routes include bicycle accommodations on low- to high-speed roads, or shared lanes on roads with low to moderate speeds and volumes. On Medium- and Low-comfort sections, be ready to interact with car traffic at intersections and throughout each block.

LOW-comfort routes include important connections with high traffic volumes and speeds, and little or no bicycle accommodations.

EXTREMELY LOW-comfort routes are not recommended for bicycle travel, but have no practical alternatives for some trips.

ROUGH TRAIL-comfort routes are unpaved trails that are not accessible for transportation to users of all ages and abilities, and often require a mountain bike and considerable skill to traverse.

HELPFUL SIDEWALK shows that a sidewalk is present next to a less-comfortable road.

Owyhee V W

Roseburg

Bike Routes

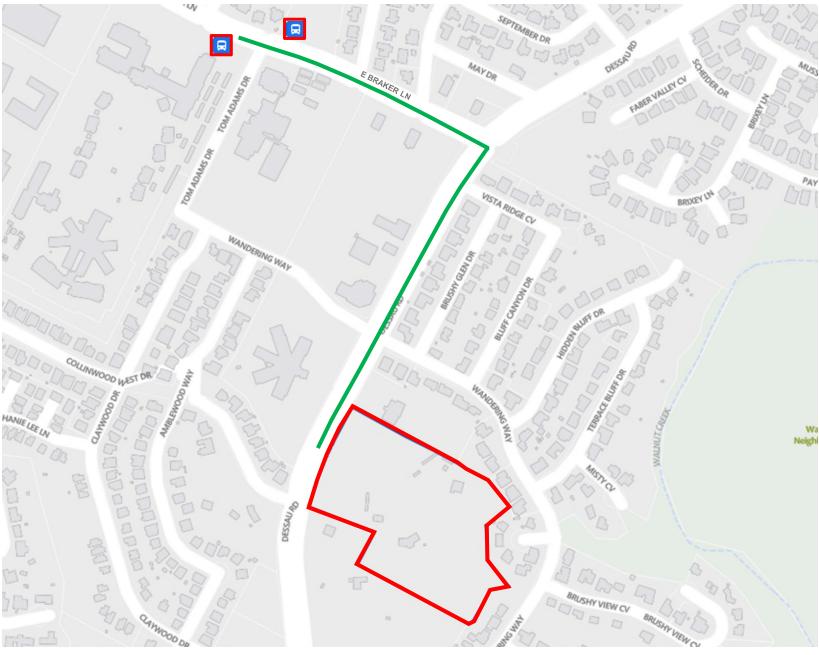
CAPITAL METRO BUS STOP 5324 at 1120 BRAKER/JANUARY

CAPITAL METRO BUS STOP 5123 at 1111 BRAKER/TOM ADAMS

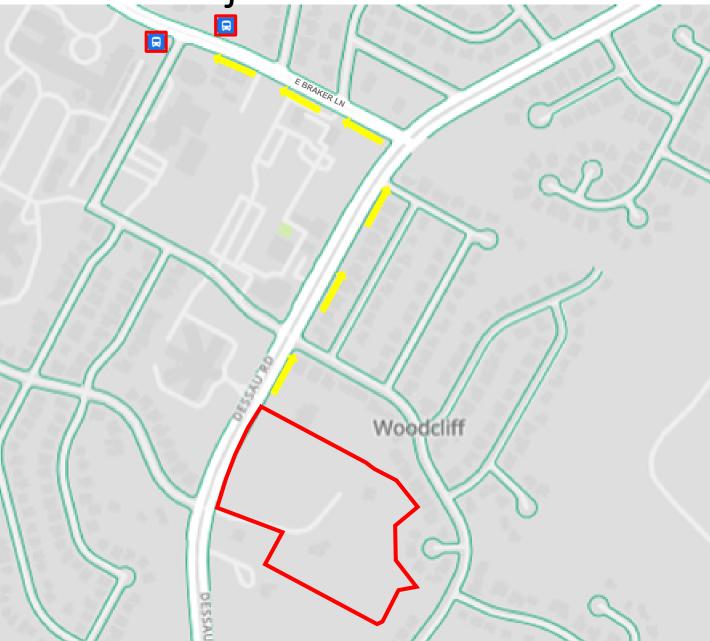
10701 DESSAU RD



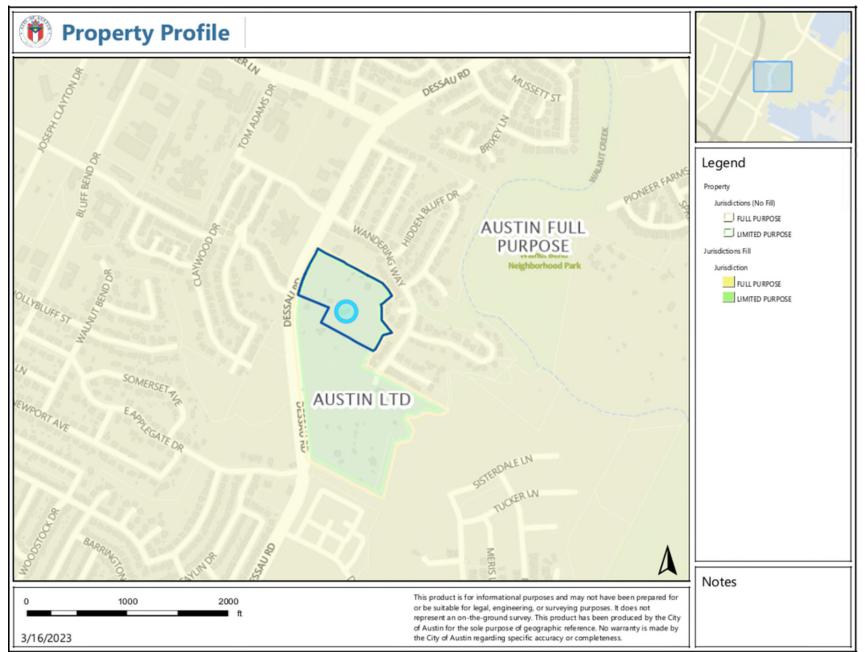
Bike Routes



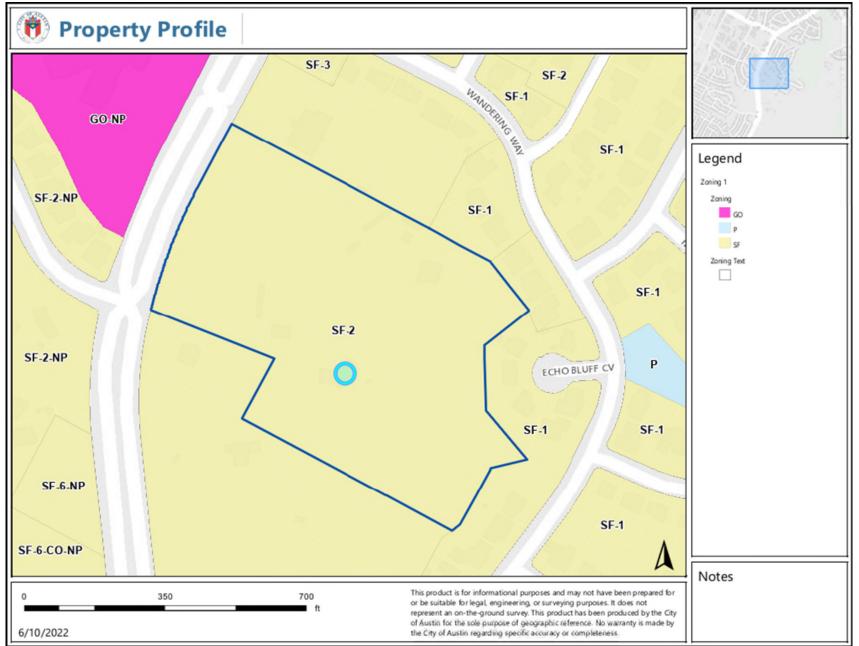
Adjacent Sidewalks



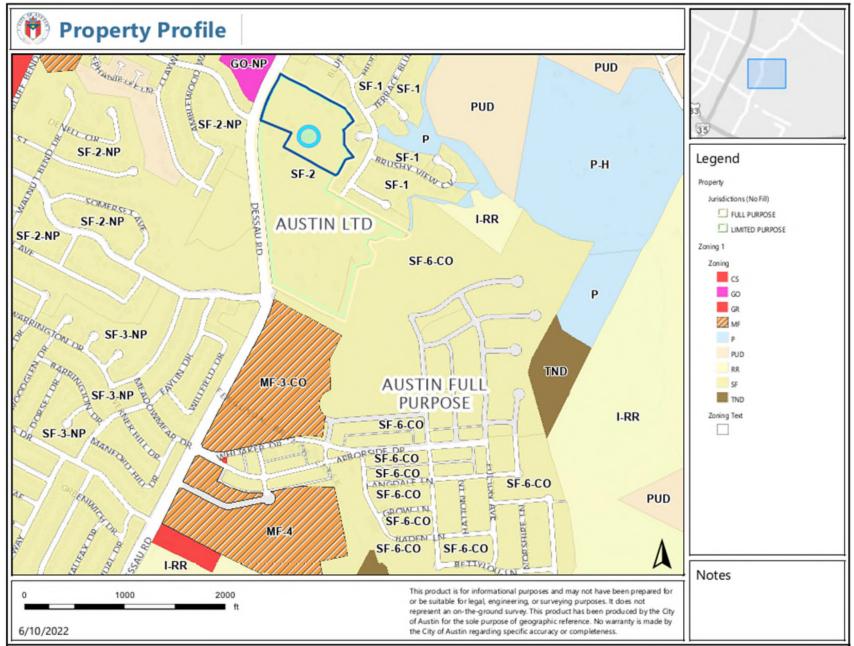
Limited Purpose Annexation

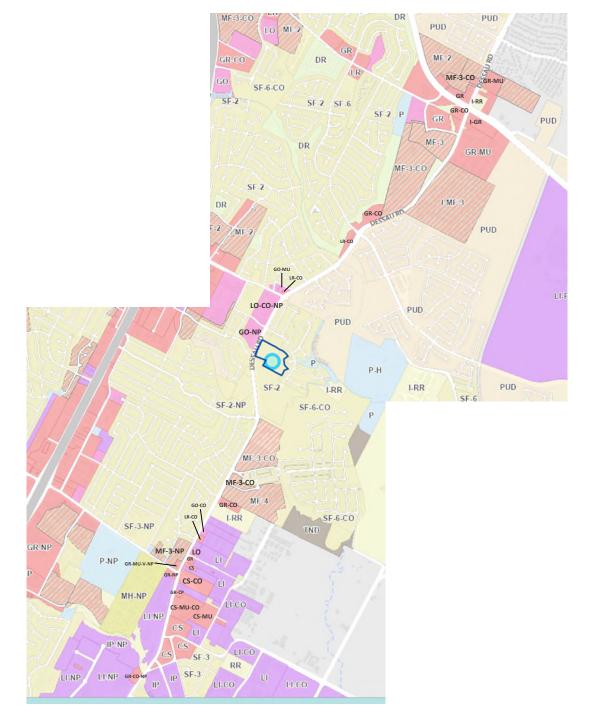


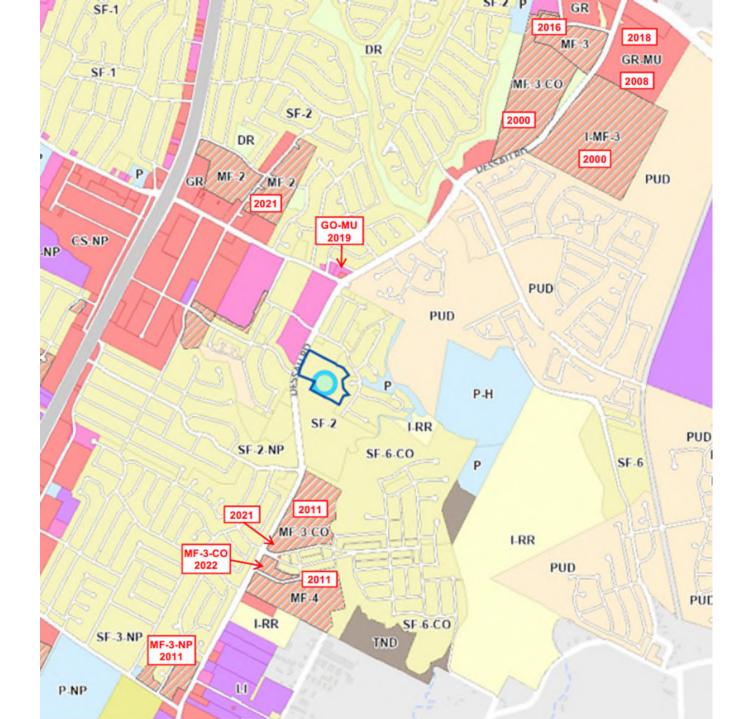
Zoning Map



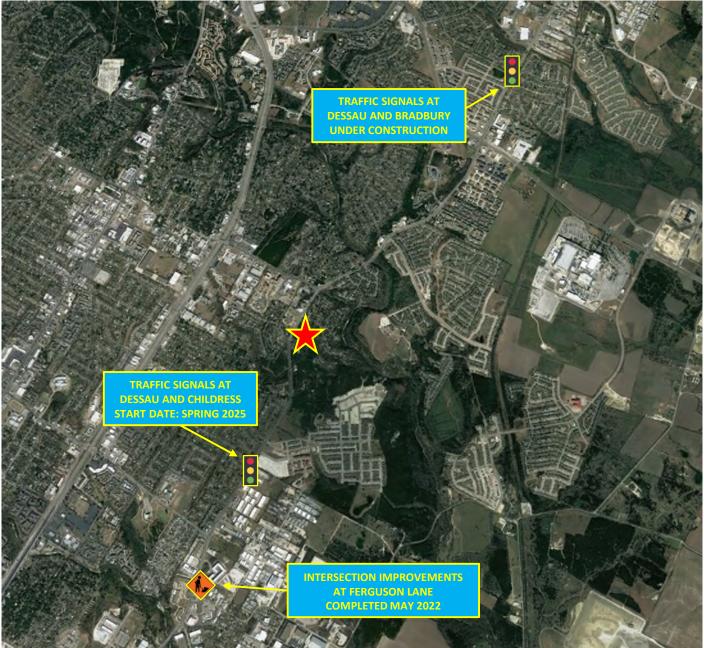
Zoning Map







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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