

ZONING CHANGE REVIEW SHEET

CASE: C14-2023-0095 (7302 and 7400 Decker Lane) DISTRICT: 1

ADDRESS: 7302 and 7400 Decker Lane

ZONING FROM: SF-2

TO: GR-MU

SITE AREA: approximately 6.571 acres (approximately 285,297 square feet)

PROPERTY OWNER: Cynthia Padilla-Gonzales and Jose Gonzales

AGENT: Drenner Group, PC (Leah Bojo)

CASE MANAGER: Jonathan Tomko (512) 974-1057, jonathan.tomko@austintexas.gov

STAFF RECOMMENDATION:

Staff recommends granting community commercial-mixed use-conditional overlay (GR-MU-CO) combining district zoning.

The Conditional Overlay would prohibit the following uses:

- Alternative financial services
- Automotive Rental
- Automotive Repair Services
- Automotive Sales
- Automotive Washing (of any type)
- Commercial Off-Street Parking
- Exterminating Services
- Funeral Services
- Hotel-Motel
- Pawn Shop Services
- Pedicab Storage and Dispatch
- Pet Services
- Service Station

See the *basis of recommendation* section below for more information.

PLANNING COMMISSION ACTION / RECOMMENDATION:

January 30, 2024: Applicant request for postponement to March 19, 2024.

CITY COUNCIL ACTION: TBD

ORDINANCE NUMBER: N/A

ISSUES: N/A

CASE MANAGER COMMENTS:

The subject tracts consist of two single family homes on approximately 6.5 acres. Both tracts are on the west side of Decker Lane, approximately ½ mile north of the intersection of Decker Lane and Loyola Lane. Loyola Lane is designated as an Imagine Austin Corridor and Colony Park, adjacent to the west of the subject tract, is designated as an Imagine Austin Center. Both Decker Lane and Loyola Lane are designed level 3 ASMP corridor roadways with sidewalks.

To the north of the subject tract is a Community Amenity Center/Pool for the Parker Station Development. To the east of the subject tract is the Travis County Expo Center, Expo Center Park and Ride (which is slated to have MetroRapid Bus Service), and Walter E. Long Lake. To the south of the subject tract are seven single family homes. To the west of the subject tract is undeveloped land (Colony Park PUD) and eight single family homes.

BASIS OF RECOMMENDATION:

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

The proposed community commercial-mixed use combining district is intended for office and commercial uses serving neighborhood and community needs, and multifamily residential typically requiring locations accessible from major trafficways. The property has access to Decker Lane, which connects with the Manor Expressway (U.S. 290) to the north and serves a range of existing residential, commercial, and civic uses.

Zoning changes should promote compatibility with adjacent and nearby uses.

Staff recommends the applicant's request for community commercial-mixed use combining district given its access to a major roadway (ASMP level 3), location within ½ mile of a designated Activity Corridor, suitability for commercial and recreation uses, and proximity to a range of residential and complementary civic uses. Also noteworthy is the location's accessibility to the soon to be developed Colony Park Sustainable Community Initiative PUD, and higher quality public transportation assets which are under development across the street.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-2	Two single family homes, one built in approximately 1950, that is approximately 1,800 square feet. Another built in approximately 2001, that is approximately 3,700 square feet.
<i>North</i>	SF-4A (across City Top Boulevard)	Community Amenity Center/Pool for the Parker Station Development, approximately 1,750 square feet built in approximately 2019.
<i>South</i>	SF-3	Seven single family homes which were built in the 1970s to 2020s. Approximately 1,000 to 1,900 square feet.
<i>East</i>	P (across Decker Lane)	The Travis County Expo Center, Expo Center Park and Ride (which is proposed to have MetroRapid Bus Service), and Walter E. Long Lake
<i>West</i>	PUD and SF-4A	Undeveloped land (Colony Park PUD) and eight single family homes in Parker Station development built in approximately 2020 to 2022. Approximately 1,800 to 2,600 square feet.

NEIGHBORHOOD PLANNING AREA: Not in a neighborhood planning area

WATERSHED: Decker Creek and Elm Creek Watersheds

SCHOOLS: Manor I.S.D.
Decker Elementary School
Decker Middle School
Manor High School

COMMUNITY REGISTRY LIST:

Austin Lost and Found Pets, Austin Neighborhoods Council, Colony Park Neighborhood Assn., Inc, Colony Park/Lakeside Community Development Corp, Del Valle Community Coalition, Friends of Austin Neighborhoods, Friends of Northeast Austin, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, Neighbors United for Progress, Parker Station Residential Community, SELTexas, Sierra Club, Austin Regional Group

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C814-2014-0110.02.SH (Colony Park Sustainable Community Initiative PUD)	The Applicant is proposing to a PUD amendment on 208 acres of land to update the Land Use Plan, permitted uses, maximum densities and site development regulations.	10.24.2023 (PC): Planning Commission approved staff recommendation on Consent Agenda, Motion by Commissioner Anderson, Seconded by Commissioner Maxwell, (13-0).	11.30.2023: Approved with amendments, on Council Member Harper-Madison's motion, Mayor Pro Tem Ellis' second on a 10-0 vote. Council Member Ryan Alter was absent.
C14-2017-0036 (Parker Creek Ranch Residential)	The applicant is proposing to zone from I-RR; SF-2 to SF-4A.	08.15.2017 (ZAP): To grant SF-4A zoning as recommended by staff, on consent (7-0) Greenberg 1 st , Flores 2 nd (Commissioners Breithaupt, Evans, Lavani, and Trinh – absent)	08.31.2017: Approved on 1 st Reading Vote: 11-0 09.28.2017: Approved on 2 nd & 3 rd readings on Council Member Houston's motion, Council Member Renteria's second on a 9-0 vote. Council Member Renteria was off the dais. Council Member

			Troxclair was absent.
C14-2022-0079 (Expo Center Park and Ride)	The Applicant is proposing to rezone approximately 8.01 acres from SF-3 to P, Public.	08.16.2022 (ZAP): To grant P zoning, on consent. (7-0) Smith- 1st, Kiolbassa- 2nd; Barrera-Ramirez- recused, Acosta- abstained, Stern and Booth- absent.	09.01.2022: Approved on Mayor Pro Tem Alter's motion, Council Member Tovo's second on an 11-0 vote.
C14-2020-0079 (RBI Austin Tract 2)	The Applicant is proposing to rezone approximately 16.002 acres from SF-2 to GR.	04.05.2022 (ZAP): Approved GR-CO with a -CO Prohibiting several uses and the conditions of the TIA memo. By Consent – Motion by Commissioner Greenberg; Commissioner Denkler 2 nd (9-0) Commissioner Acosta– not present for the passage of the consent agenda. Commissioner Woody– absent	05.05.2022: Approved with conditions on Council Member Renteria's motion, Mayor Pro Tem Alter's second on a 9-0 vote. Council Members Kelly and Pool were absent.
C14-2020-0080 (RBI Austin Tract 1)	The Applicant is proposing to rezone approximately 17.136 acres from SF-2 to GR.	04.05.2022 (ZAP): Approved GR-CO with a -CO Prohibiting several uses and the conditions of the TIA memo. By Consent – Motion by Commissioner Greenberg; Commissioner Denkler 2 nd (9-0) Commissioner Acosta– not present for the passage of the consent agenda. Commissioner	05.05.2022: Approved with conditions on Council Member Renteria's motion, Mayor Pro Tem Alter's second on a 9-0 vote. Council Members Kelly and Pool were absent.

		Woody– absent	
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RELATED CASES:

None

ADDITIONAL STAFF COMMENTS:Comprehensive Planning

Project Name and Proposed Use: 7400 DECKER LANE. C14-2023-0095, Project: 7302 & 7400 Decker Lane. 6.571 acres from SF-2 to GR-MU. Demolish 2 single family houses and construct 220 Multifamily Units. Aug 10, 2023

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. Names of Activity Centers/Activity Corridors/Job Centers: Adjacent to Colony Park Neighborhood Center
	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station.
Y	Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane.
	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.
	Connectivity and Education: Located within 0.50 miles from a public school or university.
Y	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.)
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.
	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	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.
4	Total Number of "Yes's"

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Elm Creek and Decker Creek Watersheds of the Colorado River Basin, which are classified as Suburban Watersheds 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 5,750 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.

7. At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Fire

No comments regarding rezoning.

PARD – Planning & Design Review

PR1: 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

SP1. A site plan will be required for any new development other than single-family, two-family or duplex residential.

SP2. 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.

SP3. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 ft. or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

SP4. In the event that demolition or relocation of existing buildings is proposed, the applicant is responsible for requesting demolition or relocation permits at the appropriate stage of the development process. The City Historic Preservation Office will review all proposed building demolitions and relocations. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property.

SP5. Please be aware of the tenant notification requirements in 25-1-712 for any demolition of multifamily buildings with five or more occupied units.

Transportation and Public Works Department – Engineering Review

ATD 1. Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. The traffic impact analysis for this site is not required, the traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code. [LDC 25-6-113].

ATD 2. FYI: The Austin Strategic Mobility Plan (ASMP) calls for 116 feet of right-of-way for DECKER LN. DECKER LN has sufficient right of way to comply with the Austin Strategic Mobility Plan (ASMP). [LDC 25-6-51 and 25-6-55]. Coordinate with TxDOT if additional right-of-way is required.

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
DECKER LN (TxDOT)	Corridor Mobility - Level 3	116 feet	118 feet	78 feet	Existing 7 feet sidewalks	Wide Shoulder (on-street)	No

TIA: A traffic impact analysis is NOT required. The traffic generated by the proposal does not exceed the threshold established in the Land Development Code.

Austin Water Utility

AW1. No comments on zoning change.

FYI: 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.

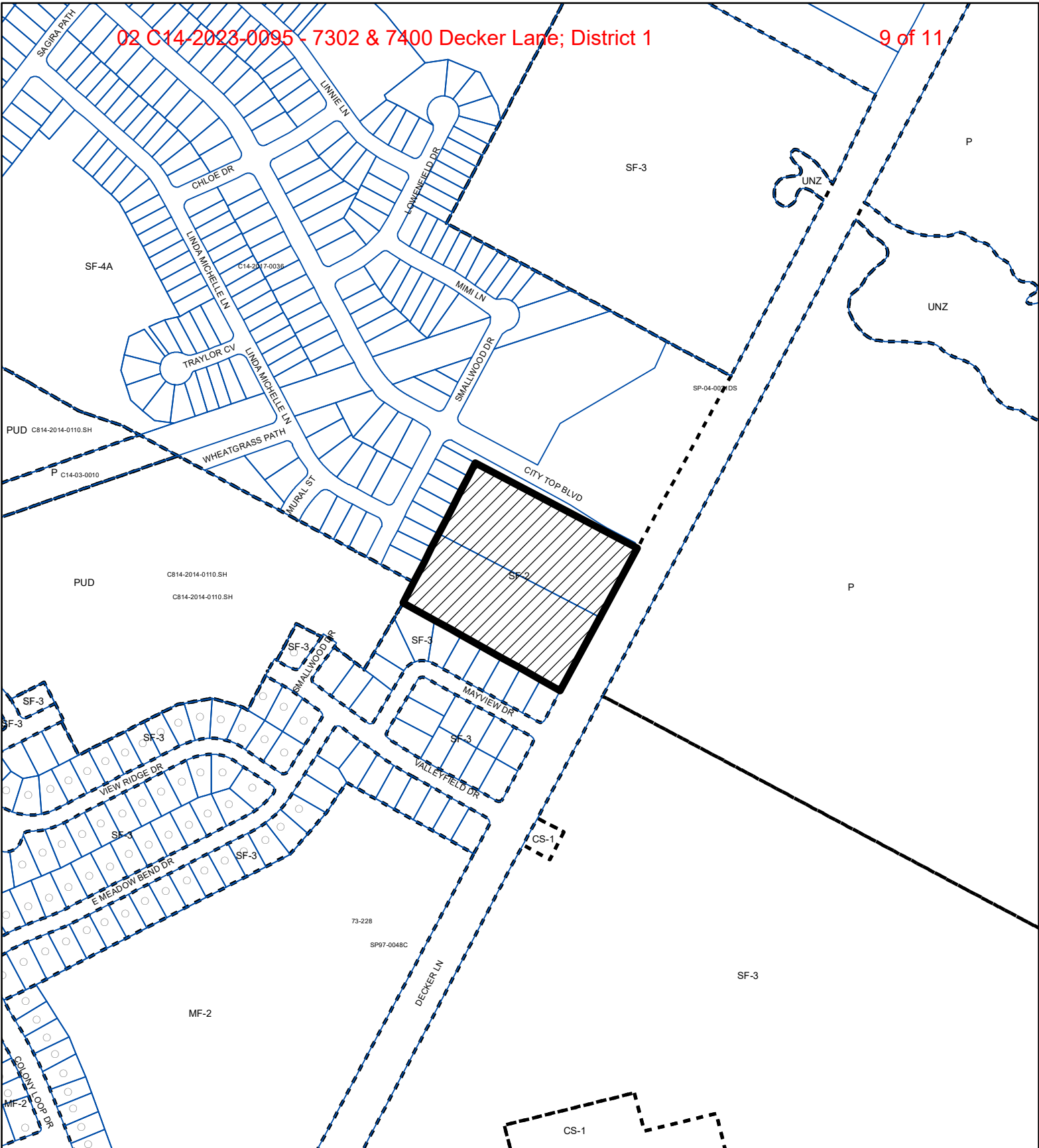
Depending on the development plans submitted, water and or wastewater service extension requests may be required.




All new development within the proposed project will be subject to City Code Chapter 25-9 and any future amendments relating to reclaimed water connections, water benchmarking, and mandatory onsite water reuse.

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 AND ATTACHMENTS TO FOLLOW:

- A. Zoning Map
- B. Aerial Map
- C. Applicant's Summary Letter



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2023-0095

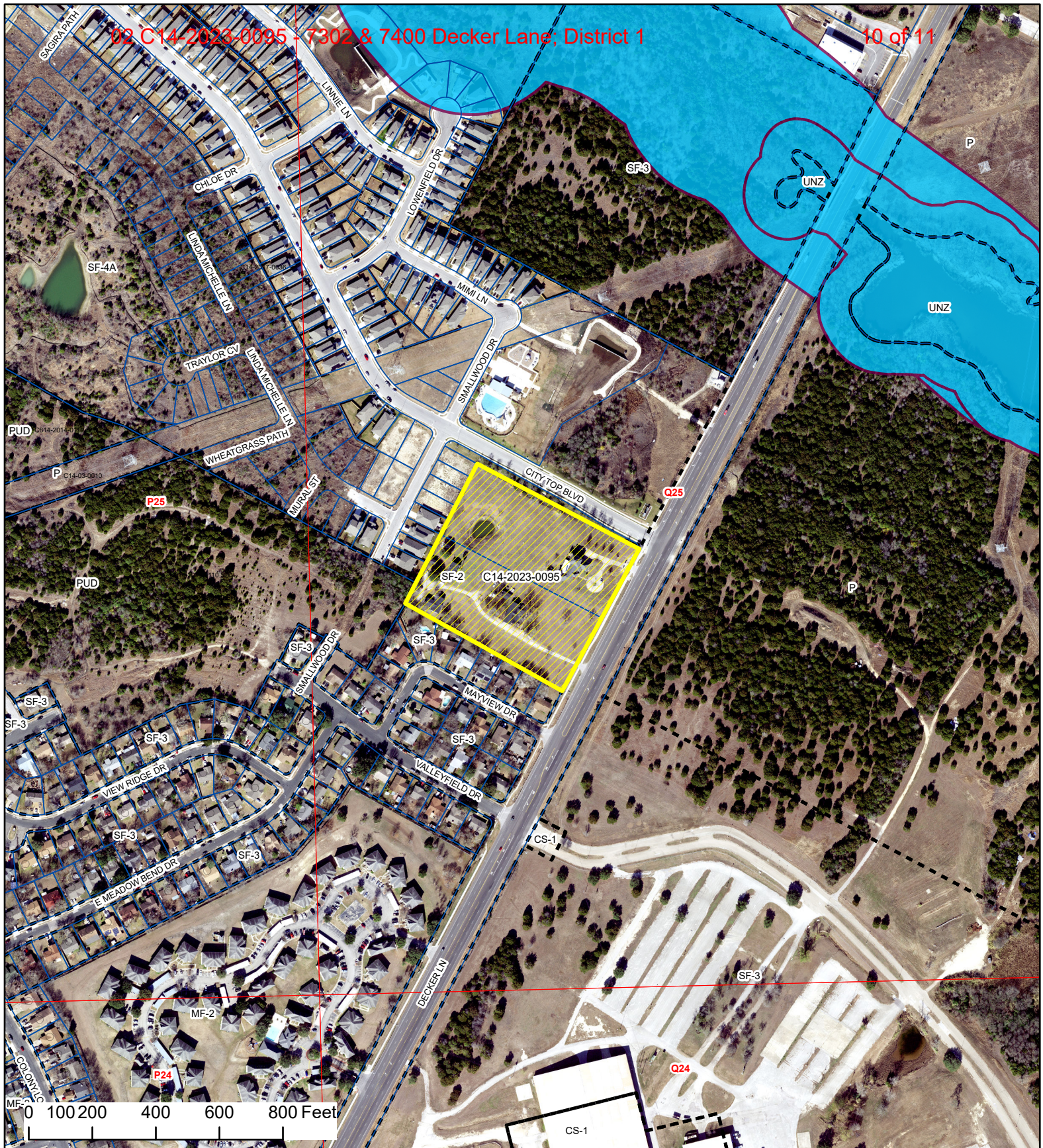
1" = 400'

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


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7302 & 7400 Decker Lane

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

ZONING CASE#: C14-2023-0095
 LOCATION: 7302 & 7400 Decker Ln
 SUBJECT AREA: 6.571 Acres
 GRID: Q25
 MANAGER: Jonathan Tomko



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Created: 8/23/2023

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512-807-2918

DRENNER GROUP

July 27, 2023

Ms. Lauren Middleton-Pratt
Planning Department
City of Austin
1000 E 11th Street, Suite 200
Austin, TX 78702

Via Electronic Delivery

Re: 7302 & 7400 Decker Lane – Zoning application package for the approximately 6.561-acre property located at 7302 & 7400 Decker Lane in Austin, Travis County, Texas (the “Property”)

Dear Ms. Middleton-Pratt:

As representatives of the owner of the Property, we respectfully submit the enclosed rezoning application package. The project is titled 7302 & 7400 Decker Lane and is approximately 6.561 acres of land, located on the east side of Decker Lane between City Top Blvd. and Mayview Drive. The Property is in the full purpose jurisdiction of the City of Austin.

The Property is currently zoned SF-2 (Single Family – Standard Lot). The requested rezoning is from SF-2 to GR-MU (Community Commercial – Mixed Use). Currently, the Property is developed with single family residential homes. The purpose of the rezoning is to allow for a mixed use development on the site.

The Property is not located within a Neighborhood Planning Area and has no Future Land Use Map designation.

The Property has access through Decker Lane, which is classified as a major arterial – suburban roadway with an average ROW of 118 feet.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very Truly Yours,



Leah Bojo

cc: Joi Harden, Housing and Planning Department (*via electronic delivery*)