ZONING CHANGE REVIEW SHEET

CASE: C14-2024-0045 (Burnet Hotel) DISTRICT: 7

ADDRESS: 12905 & 12921 Burnet Road

ZONING FROM: LO, SF-6 TO: GR

SITE AREA: 3.6242 acres

PROPERTY OWNER: Mopac Crossing LLC (Saeed Minhas)

APPLICANT/AGENT: Viewpoint Engineering (Eric Beals)

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

STAFF RECOMMEDATION:
Staff recommends GR, Community Commercial District, zoning.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:
May 21, 2024

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question contains an undeveloped lot and a tract of land with a single-family residence that is currently used as an office use (Pok-E-Jo's Corporate Office). There are single-family residences to the north (North Shields Residential Neighborhood), a religious assembly use (Chinmaya Mission Austin) to the east and office (TX Tag Customer Service Center) and commercial uses (Parmer Point Shopping Center) to the south of this site. In this request, the applicant is asking for GR zoning to redevelop the property with a hotel/motel use.

The staff recommends GR district zoning for this property because it meets the intent of the Community Commercial district as it is accessible from a major traffic way. The site under consideration fronts onto Burnet Road/the Mopac Expressway North bound service road. This tract of land is near (within 0.37 miles) the Parmer Lane Activity Corridor as designated in the Imagine Austin Comprehensive Plan. There are transit options available in this area as the site adjoins a public sidewalk along Mopac Service Rd and Capital Metro Bus Route 980 (North Mopac Express Route) runs directly to the west of this property. The proposed zoning is consistent with zoning patterns in the area as there is LO and GR, GR-CO and CS-CO zoning to the south of this site. The requested zoning will permit the applicant to redevelop this property with commercial uses that will serve surrounding neighborhood and community needs.

The applicant agrees with the staff's recommendation.

BASIS OF RECOMMENDATION:

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

   Community Commercial district is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major traffic ways.

2. *Zoning should allow for reasonable use of the property.*

   The requested GR district zoning will permit the applicant to redevelop this property with commercial uses that will serve surrounding neighborhood and community needs near an activity corridor (Parmer Lane Activity Corridor) as designated in the Imagine Austin Comprehensive Plan.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	LO, SF-6	Undeveloped, Office (Pok-E-Jo's Corporate Office)
North	LO, SF-1	Billboard, Detention Pond, Single-Family Residences
South	LO, GR	Office (TX Tag Customer Service Center)
East	SF-6	Religious Assembly (Chinmaya Mission Austin)
West	ROW	North Mopac Expressway Northbound Service Road

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: Walnut Creek

SCHOOLS: Austin ISD

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District,
Austin Lost and Found Pets,
Friends of Austin Neighborhoods,
Homeless Neighborhood Association,
Neighborhood Empowerment Foundation,
North Growth Corridor Alliance,
North Shields Neighborhood Assn.,
SELTexas,
Sierra Club, Austin Regional Group

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2023-0113 (Parmer Crossing: 2500 West Parmer Lane, Unit # 05B)	GR to CS-1	3/19/2024: Approved staff rec. of CS-1-CO zoning by consent (9-0, B. Greenberg-absent); S. Fouts-1st, A. Flores-2nd.	4/18/2024: Approved CS-1-CO zoning by consent on all 3 readings (11-0); R. Alter-1st, Z. Qadri-2nd.
C14-2019-0058 (Scofield Apartments: 3001 Scofield Ridge Parkway)	GR-MU-CO to GR-MU	6/04/19: Approved staff's recommendation of GR-MU zoning by consent (8-0, A. Tatkow-late, N. Barrera-Ramirez-absent); A. Denkler-1st, A. Aguirre-2nd.	6/20/2019: Approved GR-MU zoning by consent on all 3 readings (11-0); L. Pool-1st, N. Harper-Madison-2nd.
C14-2017-0115 (2510 West Parmer Lane)	GR to CS	10/17/17: Approved the staff's recommendation of CS zoning, with conditions (8-0, D. Breithaupt, Y. Flores and S. Trinh-absent); D. King-1st, S. Lavani-2nd.	11/09/17: The public hearing was conducted and a motion to close the public hearing and approve the ordinance on first reading only for CS district zoning was approved on Council Member Alter's motion, Council Member Houston's second on an 11-0 vote.

C14-2012-0120 (Poke-E-Jo's: 12905 Burnet Road)	SF-6 to GR	4/07/13: This case expired per LDC Section 25-2-246.	N/A
C14-2011-0055 (Kessler Zoning Change)	SF-1 to ~~LR~~ NO-MU	7/19/11: Approved staff's recommendation for denial (6-0); D. Tiemann-1st, B. Baker-2nd. 10/18/11: Move to approve the staff's recommendation of NO-MU-CO zoning (3-3, B. Baker, P. Seeger, and G. Rojas-No) – Motion failed. The Commission forwarded the case to City Council with no recommendation.	1/01/18: Ordinance No. 20180201-087 CS district zoning, with conditions was approved on Council Member Houston's motion, Council Member Renteria's second on an 11-0 vote. 1/12/12: Approved staff's rec. of NO-MU-CO zoning on consent on 1st reading (7-0); S. Cole-1st, L. Morrison-2nd. 2/09/12: Approved NO-MU-CO district zoning on 2nd/3rd readings on consent (6-0, S. Cole-off dais); B. Spelman-1st, L. Morrison-2nd.
C14-2010-0166 (12412 Tomanet Trail)	NO to GR* *On 1/03/10, the applicant amended their request to the staff's rec. of GO-CO	1/04/11: Approved the staff's recommendation of GO-CO zoning on consent (5-0, B. Baker-absent); G. Bourgeious-1st, S. Baldridge-2nd.	2/10/11: Approved GO-CO zoning on consent on all 3 readings (6-0, Martinez- absent); Spelman-1st, Morrison-2nd.
C14-2010-0058 (2209 W. Parmer Lane)	NO to LR-CO	6/15/10: Approved the staff's recommendation of LR-CO zoning by consent (7-0); P. Seeger-1st, S. Baldridge-2nd.	7/29/10: Approved LR-CO on consent (7-0); L. Morrison-1st, M. Martinez-2nd.

RELATED CASES: C14-2012-0120 – Previous Zoning Case
C14-85-149 - North Lamar Area Study

OTHER STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 12921 BURNET ROAD. C14-2024-0045. BURNET HOTEL. 3.6242 acres from LO, SF-6 to GR. Existing: undeveloped and 1 residential unit. Proposed: hotel with 102 rooms. Demolition of 1 residential unit is proposed.

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 *:** • **0.37 miles north of Parmer Lane Activity Corridor**
	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. • **Sidewalk present along Mopac Service Rd**
Y	**Connectivity, Good and Services, Employment ***: Provides or is located within 0.50 miles to goods and services, and/or employment center.
Y	**Connectivity and Food Access ***: Provides or is located within 0.50 miles of a grocery store/farmers market. • **0.5 miles from Desi Brothers**
	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.
Y	**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.) • **0.5 miles from urgent care facility**
	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.
	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
5	**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 or Code requirements.

Fire

No comments.

Parks and Recreation

Parkland dedication will be required for the new applicable uses proposed by this development, hotel with GR 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

Site plans will be required for any new development other than single-family or duplex residential.

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

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Compatibility Standards

The site is subject to compatibility standards. Along the North and East property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- Additional design regulations will be enforced at the time a site plan is submitted.

FYI, this site is within the Scenic Roadways Overlay.

Transportation

Right of Way requirements to be coordinated with TXDOT. Additional right-of-way may be required at the time of site plan.

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)**
Burnet Rd	Level 4	TXDOT Roadway	TXDOT Roadway	Approx 57 feet	Yes	Yes	Yes
Wingate Way	Level 1	58 feet	Approx 50 feet	Approx 29 feet	No	No	Yes

Water Utility

No comments on zoning change.

FYI: No records of current connection to the City's water and wastewater utility system exist. There are no records of connection to the City's wastewater system. It appears that an existing water meter that once served this site has been removed.

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.

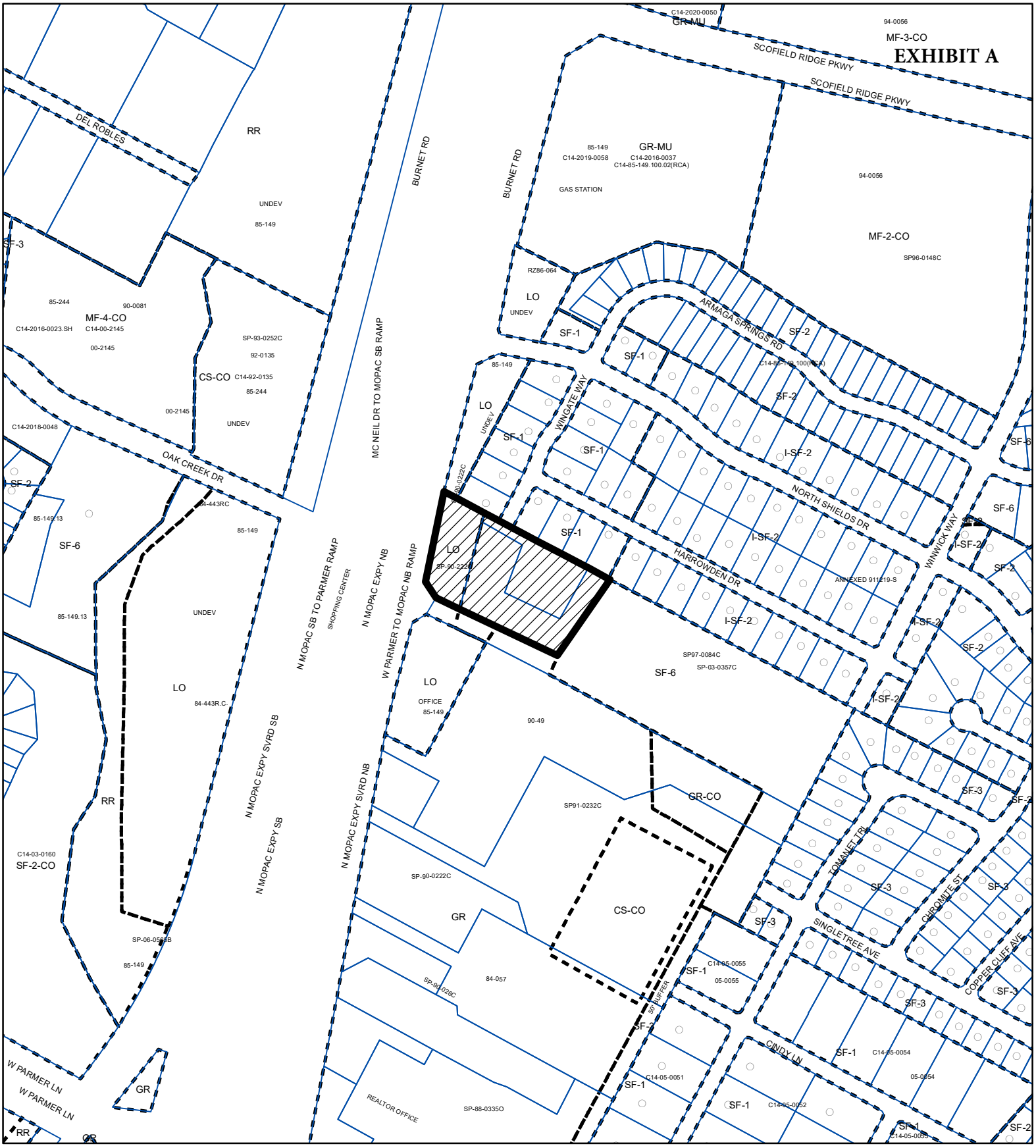
Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

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 TO FOLLOW

A: Zoning Map
B. Aerial Map



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 400 '

ZONING

ZONING CASE#: C14-2024-0045

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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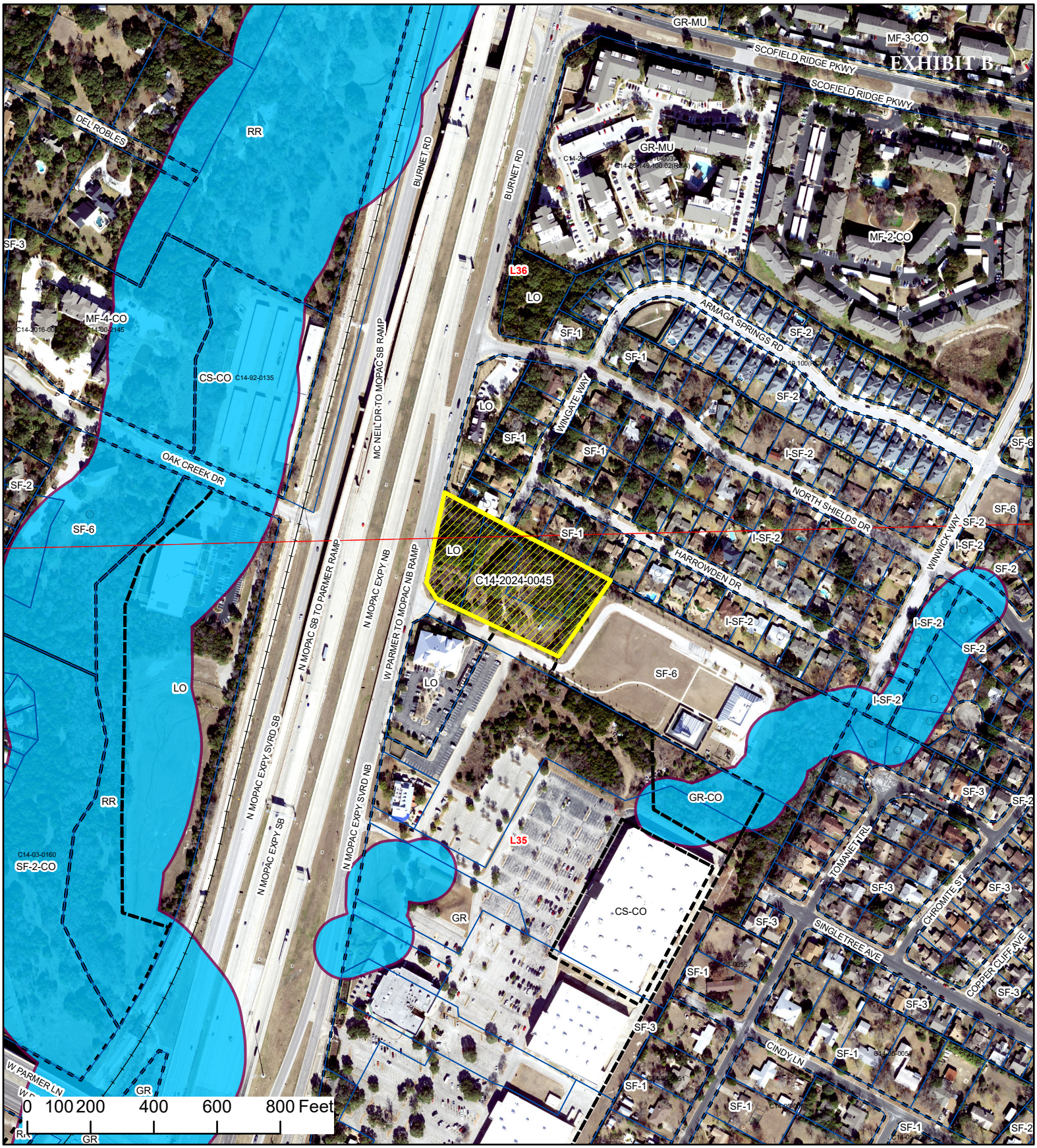
Created: 3/27/2024



BURNET HOTEL

N

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

CASE#: C14-2024-0045
LOCATION: 12921, 12905 Burnet Rd
SUBJECT AREA: 3.6242 Acres
GRID: L36
MANAGER: Sherri Sirwaitis

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