

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2009-0125

**Z.A.P. DATE:** December 1, 2009

**ADDRESS:** 1509 Dessau Ridge Lane

**OWNER/APPLICANT:** First Brazilian Baptist Church in Austin (Ledo Corral)

**AGENT:** A.J. Ghaddar, P.E. & Associates (A.J. Ghaddar)

**ZONING FROM:** DR

**TO:** LR

**AREA:** 2.150 acres

### **SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to grant LO-CO, Limited Office-Conditional Overlay District, zoning. The conditional overlay will limit the site to uses that generate no more than 2,000 vehicle trips per day.

### **ZONING AND PLATTING COMMISSION:**

12/01/09: Approved staff's recommendation of LO-CO zoning on consent (7-0); T. Rabago-1<sup>st</sup>, D. Tiemann-2<sup>nd</sup>.

### **DEPARTMENT COMMENTS:**

The property in question is currently undeveloped. The applicant is seeking LR, Neighborhood Commercial District, zoning to allow more permissive development standards so that he can develop a church (Religious Assembly use) on the site.

The staff is recommending LO-CO, Limited Office-Conditional Overlay District, zoning for the property because this tract of land meets the intent of the 'LO' district. The site is located on a residential collector street directly adjacent to two primary educational facilities. The property to the north, across Dessau Ridge Lane, is undeveloped and is zoned LO-CO. To the east there is an undeveloped tract of land that is zoned GR-CO fronting onto Dessau Road. The properties to the west and south are zoned 'DR' and are developed with an elementary school (Dessau Elementary) and a middle school (Delco Primary) respectively.

The applicant agrees with the staff and Zoning and Platting Commission's recommendation.

### **EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	DR	Undeveloped Tract
<i>North</i>	LO-CO, LR-CO	Undeveloped Tract, Office (Dessau Ridge Office Condominiums)
<i>South</i>	DR	School (Delco Primary School)
<i>East</i>	GR-CO	Undeveloped Tract
<i>West</i>	DR	School (Dessau Elementary School)

**AREA STUDY:** N/A

**TIA:** Not required

**WATERSHED:** Harris Branch

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** N/A

**HILL COUNTRY ROADWAY:** N/A

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Monorail Project  
Austin Parks Foundation  
Austin Street Futbol Collaborative  
Harris Ridge Phase IV  
Homebuilders Association of Greater Austin  
Homeless Neighborhood Association  
North Growth Corridor Alliance  
League of Bicycling Voters  
Pflugerville Independent School District  
Tech-Ridge Association  
Yager Planning Area

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
C14-06-0011	DR to SF-6-CO* * The applicant proposed a conditional overlay to limit development on the site to SF-1, Single-Family Residence-Large Lot District, density regulations and to limit development on the site to less than 2,000 vehicle trips per day.	3/07/06: Approved staff's recommendation of SF-6-CO zoning by consent (9-0); J. Martinez-1 <sup>st</sup> , J. Pinnelli-2 <sup>nd</sup> .	4/0606: Approved SF-6-CO district zoning by consent (7-0); all 3 readings
C14-04-0056	I-RR to CS, MF-3, SF-6, SF-2	11/02/04: Approved staff's recommendation of SF-2-CO, SF-6, MF-3, LR, LR-MU, GR, GR-MU zoning by consent (9-0)	12/16/04: Granted SF-2-CO, SF-6, MF-3, LR-MU, GR and GR-MU on all 3 readings (7-0)
C14-04-0127	GR-CO to GR	10/19/04: Approved staff's recommendation of GR-CO zoning by consent (9-0), with CO to prohibit Adult Oriented Business	11/18/04: Granted GR-CO (7-0); all 3 readings

		uses and a public restrictive covenant to encompass the TIA recommendations	
C14-03-0001	DR to LO	1/28/03: Approved staff's recommendation of LO-CO zoning, w/2,000 trip limit (8-0, J. Donisi-absent)	2/27/03: Granted LO-CO on all 3 (6-0, Goodman-out of room)
C14-00-2101	DR to CS	8/1/00: Approved staff rec. w/ condition of no Adult Oriented Businesses (8-0)	9/28/00: Approved GR-CO w/ conditions on TR 1 & 2 (7-0); all 3 readings
C14H-00-0005	DR to DR-H	9/12/00: Approved staff rec. by consent (6-0)	10/5/00: approved DR-H (5-0); all 3 readings
C14-98-0258	DR to MF-2	10/26/99: Approved staff rec. of MF-2-CO, w/ 400 unit limit, by consent (8-0, BH-off dias)	12/2/99: Approved PC rec. of MF-2-CO w/ conditions (6-0, WL-absent); 1 <sup>st</sup> reading  1/27/00: Approved 2 <sup>nd</sup> /3 <sup>rd</sup> readings by consent (6-0)
C14-98-0257	DR to GR	10/26/99: Approved staff rec. of LO-CO (TR 1, 2, 3) & GR (TR 4 & TR5) by consent (8-0, BH-off dias)	12/2/99: Approved PC rec. of LO (TR1), LO-CO (TR 2 & 3) w/ conditions, and GR (TR 4 & 5) (6-0, WL-absent); 1 <sup>st</sup> reading  1/27/00: Approved 2 <sup>nd</sup> /3 <sup>rd</sup> readings by consent (6-0)
C14-98-0126	DR to GR	9/29/98: Approved LR-CO w/ conditions that uses limited to 'NO' uses (9-0)	11/5/98: Approved PC rec. of LR-CO (TRA) & LO-CO (TRB) w/ conditions (6-0); all 3 readings
C14-97-0126	DR to GR	12/9/97: Approved GR-CO w/ conditions (5-3)	2/5/98: Approved PC rec. of GR-CO w/ new conditions (5-0); 1 <sup>st</sup> reading  4/9/98: Approved GR-CO w/ conditions (7-0); 2 <sup>nd</sup> / 3 <sup>rd</sup> readings

**RELATED CASES:** N/A

**ABUTTING STREETS:**

NAME	ROW	PAVMENT	CLASSIFICATION	DAILY TRAFFIC
Dessau Road	120'	2@30'	Major Arterial	N/A

**CITY COUNCIL DATE:** December 17, 2009

**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>

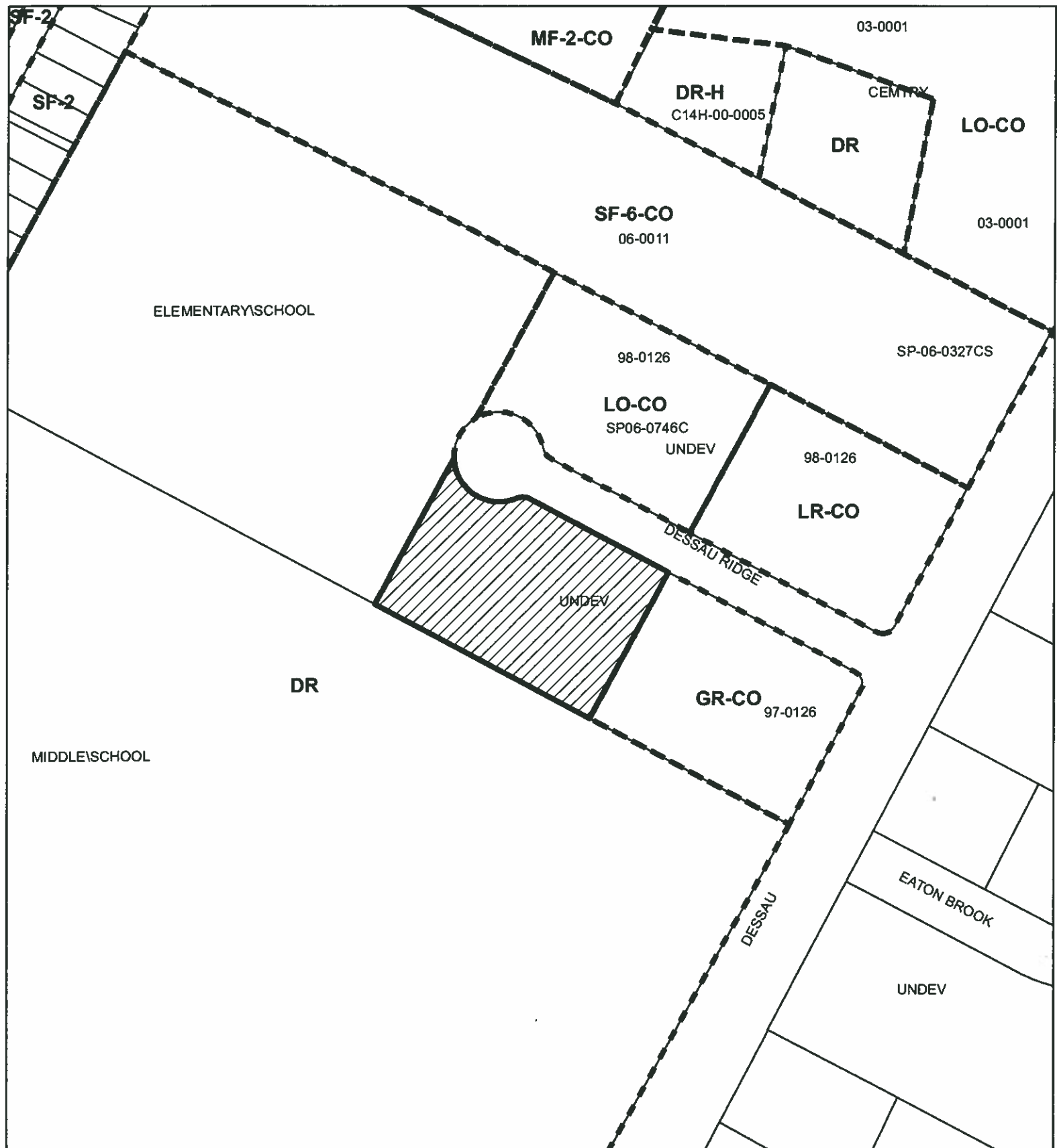
2<sup>nd</sup>

3<sup>rd</sup>




**ORDINANCE NUMBER:**

**CASE MANAGER:** Sherri Sirwaitis

**PHONE:** 974-3057,  
sherri.sirwaitis@ci.austin.tx.us



**Legend**

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING

SCALE: 1" = 200'

**ZONING**

**CASE NUMBER: C14-2009-0125**  
**ADDRESS: 1509 DESSAU RIDGE LN**  
**AREA: 2.150**  
**GRID: P33**  
**CASE MGR: S. SIRWAITIS**



This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.







## **STAFF RECOMMENDATION**

The staff's recommendation is to grant LO-CO, Limited Office-Conditional Overlay District, zoning. The conditional overlay will limit the site to uses that generate no more than 2,000 vehicle trips per day.

## **BASIS FOR RECOMMENDATION**

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

Limited office (LO) district is the designation for an office use that serves neighborhood or community needs and that is located in or adjacent to residential neighborhoods. An office in an LO district may contain one or more different uses. Site development regulations and performance standards applicable to an LO district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment.

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

The proposed LO-CO district would be consistent with surrounding land use patterns as there is LO-CO zoning to the north of this site, across Dessau Ridge Lane. LO-CO zoning will provide a transition from the GR-CO zoning fronting Dessau Road to the east to the DR zoning located at the terminus of Dessau Ridge Lane to the west.

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

The staff's recommendation of LO-CO zoning will allow the applicant to develop a religious assembly use on the site, while limiting the intensity of uses permitted to be developed adjacent to the primary educational facility behind this site to the west.

## **EXISTING CONDITIONS**

### **Site Characteristics**

The subject tract is undeveloped. The site is located on a residential collector street directly adjacent to two primary educational facilities. The properties to the north and east are undeveloped. The properties to the west and south are zoned 'DR' and are developed with an elementary school (Dessau Elementary) and a middle school (Delco Primary) respectively.

### **Hill Country Roadway**

The site is not within a Hill Country Roadway Corridor.

### **Impervious Cover**

The maximum impervious cover allowed by the LR zoning district would be 80%. However, because the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Harris Branch Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. 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 Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

Note: The most restrictive impervious cover limit applies.

### **Environmental**

According to flood plain maps there is no floodplain within or adjacent to the project boundary.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other 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 on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

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

### **Site Plan**

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted. Dessau Ridge Lane is classified as a Suburban Roadway.

### **Stormwater Detention**

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program, if available.

### **Transportation**

No additional right-of-way is needed at this time.

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

Existing Street Characteristics:

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
Dessau Ridge Drive	70'	40'	Collector	No	No	No

### **Water and Wastewater**

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. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. 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.