

C4
1

ZONING CHANGE REVIEW SHEET

CASE: C14-2010-0194

Z.A.P. DATE: March 1, 2011

ADDRESS: 13400 Briarwick Drive

OWNER/APPLICANT: Steelwood/Persimmon/Briarwick, LLC Steve Ogden)

AGENT: Smith, Robertson, Elliott, Glen, Klein, & Douglas (David Hartman)

ZONING FROM: Unzoned

TO: MF-4

AREA: 16.275 acres

SUMMARY STAFF RECOMMENDATION:

Staff's recommendation is to grant MF-4, Multi-family Residence-Medium-High Density District, zoning. This recommendation includes a public restrictive covenant to encompass the Transportation Impact Analysis (TIA) recommendations provided in Attachment A.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

DEPARTMENT COMMENTS:

The property in question is currently undeveloped and sparsely vegetated. This tract land is surrounded by undeveloped areas to the north and south. There is a multifamily development to the east that fronts onto Parmer Lane. To the west, there is an outdoor sports and recreation use (Town and Country Sports Complex).

The staff recommends MF-4, Multi-family Residence-Moderate-High Density District, zoning for the property because it is located adjacent to existing department developments to the northeast and east. The MF-4 zoning district would be appropriate for this tract of land because the site will take access to Parmer Lane, an arterial roadway, through an existing driveway in the North Austin Municipal Utility District (MUD) to the east. The proposed multi-family residential development will provide accessible housing opportunities in this area of the City near many commercial employers (Central Texas Regional Mobility Authority, URS, State Farm Texas Federal CU, Freescale Semiconductor, Inc., etc.).

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	Unzoned	Undeveloped
<i>North</i>	Unzoned	Undeveloped
<i>South</i>	Unzoned	Undeveloped
<i>East</i>	Unzoned, North Austin MUD	Multi-family Residential (Camden at Amberglen Apartments, Artisan Luxury Apartments)
<i>West</i>	Unzoned	Town and Country Sports Complex

AREA STUDY: N/A

TIA: Required

C4
2

WATERSHED: Lake Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Austin Monorail Project
 Neighborhood Association of SW Williamson County
 Sierra Club, Austin Regional Group
 Super Duper Neighborhood Objectors and Appeals Organization
 The Real Estate Council of Austin, Inc.

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2007-0162 (13830 North F.M. 620 Road)	GO-MU-CO, GR-MU-CO, GR-CO to GR-CO	10/16/07: To approve the staff's recommendation for GR-CO zoning on consent (6-0, C. Hammond, J. Gohil-absent); J. Martinez-1 st , S. Hale-2 nd	11/29/07: Approved GR-CO by consent (6-0, Cole-off dais)
C14-02-0100	GR to CS-1-CO	7/16/02: Approved staff's recommendation of CS-1-CO by consent, with added conditions prohibiting Adult Oriented Businesses and Pawn Shop. (6-0, M. Casias/ Diana Castaneda/K. Jackson-absent)	8/08/02: Approved CS-1-CO on all 3 readings (6-0, Wynn out of room)
C14-99-0027	I-RR, DR to GR	Approved staff rec. of GR-CO (TR1); GO-CO (TR2) w/ conditions & restrictive covenant (7-0) on 4/13/99	Approved GR-CO for TR1 (0027A) w/conditions limiting to 2,000 vehicle trips per day for the 5-acre Hill tract (6-0, KW-out of room); Balance of site (TR2-110 acres) postponed to 6/1/00 (0027B) on 3/23/00 0027A: Approved 2 nd / 3 rd readings (5-0, Lewis-absent) on 5/18/00 0027B: Approved GR-CO (TR1), GO-CO (TR2) w/ conditions (4-0); all 3 readings on 7/19/01
C14-97-0059	DR to GR	Approved GR-CO w/conditions (8-0) on 8/05/97	Approved GR-CO w/conditions; subject to 25% impervious cover max; (5-0); 1 st reading on 9/04/97

C4
3

			Approved GR-CO w/conditions; subject to 25% impervious cover max;(7-0); 2 nd reading on 12/11/97
			Approved GR-CO w/out condition of 25% impervious cover max (6-0); 3 rd reading on 1/15/98
C14-96-0045	LI, GR to MF-3	Approved staff alternate rec. of MF-3-CO, limited to less than 2,000 vehicle trips per day (9-0)	Approved PC rec. of MF-3-CO (5-0); limiting to less than 2,000 vehicle trips per day; all 3 readings on 5/23/96
C14-90-0068	DR to GR	Approved GR (5-0-1, HG-No) on 11/06/90	Approved GR (4-0); 1 st reading on 12/06/90 Approved GR (7-0); 2 nd /3 rd readings on 1/24/91

RELATED CASES: There are no related zoning cases in this area.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Bicycle Plan	Sidewalks	Capital Metro
RM 620	Varies	Varies	Arterial	No	No	No
Tom Kemp Lane	66'	10'	Local	No	No	No

CITY COUNCIL DATE: April 7, 2011

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

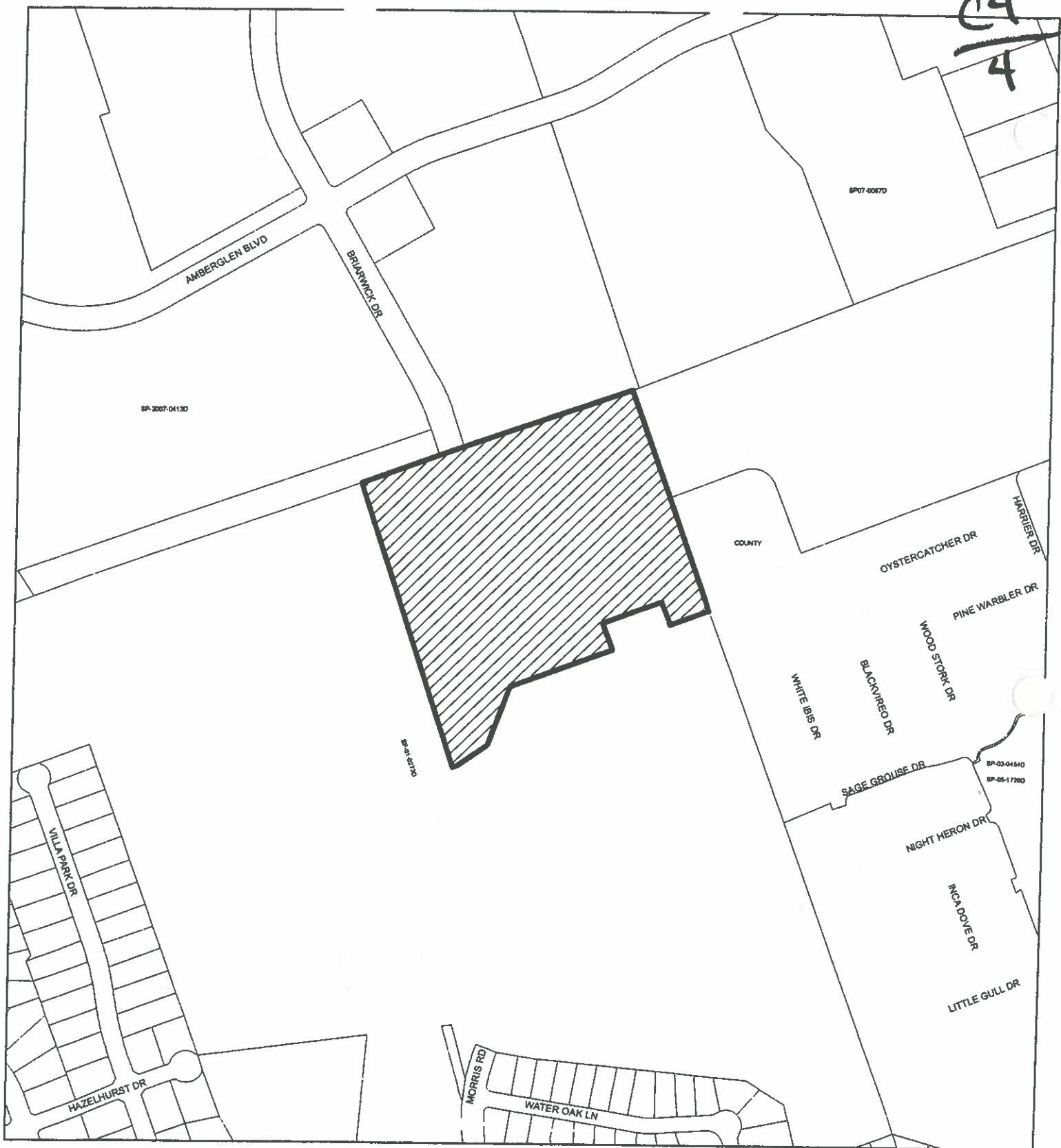
ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

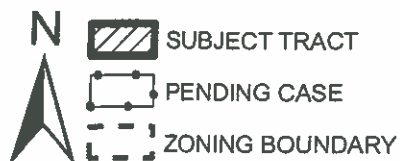
PHONE: 974-3057,

sherri.sirwaitis@ci.austin.tx.us

C4
4



ZONING



ZONING CASE#: C14-2010-0194
LOCATION: 13400 BRIARWICK DR
SUBJECT AREA: 16.275
GRID: H39
MANAGER: SHERRY SIRWAITIS



1" = 400'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





64

STAFF RECOMMENDATION

Staff's recommendation is to grant MF-4, Multi-family Residence-Medium-High Density District, zoning. This recommendation includes a public restrictive covenant to encompass the Transportation Impact Analysis (TIA) recommendations provided in Attachment A.

BASIS FOR RECOMMENDATION

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

Multifamily residence moderate-high density (MF-4) district is the designation for multifamily and group residential use with a maximum density of 36 to 54 units per acre, depending on unit size. An MF-4 district designation may be applied to high density housing in a centrally located area near supporting transportation and commercial facilities, in an area adjacent to the central business district or a major institutional or employment center, or in an area for which moderate to high density multifamily use is desired.

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

The proposed rezoning will be compatible with surrounding land uses because it is located adjacent to existing department developments to the northeast and east.

3. *The proposed zoning should allow for a reasonable use of the property.*

The proposed MF-4 zoning district will allow the applicant to develop apartment complex on an undeveloped tract of land near the intersection of two major arterial roadways, Parmer Lane and North F.M. 620. The multi-family residential development planned for this location will provide accessible housing opportunities in this area of the City near numerous commercial employers.

EXISTING CONDITIONS

Site Characteristics

The site under consideration is currently undeveloped and sparsely vegetated. This tract land is surrounded by undeveloped areas to the north and south. There is a multifamily development to the east that fronts onto Parmer Lane. To the west, there is an outdoor sports and recreation use (Town and Country Sports Complex).

Environmental

The site is located over the North Edwards Aquifer Recharge Zone. It is in the Desired Development Zone. The site is in the Lake Creek Watershed, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code.

According to flood plain maps, there is a floodplain within or adjacent to the project boundary. Based upon the close proximity of flood plain, offsite drainage should be calculated to determine whether transition zone exists within the project location. If transition zone is found to exist within the project area, allowable impervious cover within said zone should be limited to 30%.

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

C4
8

Numerous 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.

Hill Country Roadway

The site is not within a Hill Country Roadway Corridor.

Impervious Cover

The maximum impervious cover allowed by the MF-4 zoning district would be 70%. However, because the Watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover on this site would be limited by the watershed ordinance.

The site is in the Lake Creek Watershed, 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>% NSA with Transfers</i>
Single-Family Residential (min. lot size 5750 sq. ft.)	45%	50%
One or Two Family Residential (lot size < 5750 sq. ft.)	55%	60%
Multifamily Residential	60%	65%
Commercial	65%	70%

Note: The most restrictive impervious cover limit applies.

Site Plan/Compatibility Standards

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

There is a site plan currently under review for this property (SP-2010-0265D) which provides for an apartment complex along with associated parking and drainage facilities.

C4
9

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 is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA. [LDC, Sec. 25-6-142]. Comments will be provided in a separate memo (See Attachment A).

Existing Street Characteristics:

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
Briarwick Drive	80'	70'	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. The water and wastewater utility plan 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.

Attachment A
C4
IC



Date: January 31, 2011
To: Sherri Sirwaitis, Case Manager
CC: Scott A. Feldman, P.E., P.T.O.E., Alliance
Reference: Briarwick Apartments TIA, C14-2010-0194

The Briarwick Apartments site is a planned 16-acre multi-family development located near the intersection of Parmer Lane and Amberglen Boulevard in northwest Austin, Texas. The request is for multi-family (MF-4) zoning to accommodate approximately 878 apartment units in the Briarwick development. The tract is currently vacant; however, the proposed build out year is 2012.

Transportation Review staff has reviewed the traffic impact analysis that was prepared for the Briarwick Apartment site in November 2010, and offers the following comments:

TRIP GENERATION

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE), the proposed development would generate approximately 5,444 unadjusted average daily trips (ADT). Of these, 434 trips would occur during the morning peak-hour and 500 would occur in the evening peak-hour.

Table 1 below shows the trip generation by land use for the proposed development:

Table 1. Trip Generation									
				AM Peak			PM Peak		
ITE Code	LAND USE	Dwelling Units	ADT	Enter	Exit	Total	Enter	Exit	Total
220	Apartments	878	5,444	87	347	434	325	175	500

ASSUMPTIONS

1. In order to ensure a conservative analysis, an annual growth rate of 2% was assumed for all traffic.
2. In addition to these growth rates, background traffic volumes for 2012 included estimated traffic volumes for the following projects:
 - Robinson Property PUD C814-04-0066
 - Pearson Place PUD C814-2007-0055

- Amber Oaks Corporate Center Phase III SP-06-0317D
- Camden Amber Oaks SP-07-0067D
- Village at Turtle Creek SP-2007-0383D
- Amber Oaks Corporate Center Bldgs. K, L, & M SP-2007-0413D

C4
11

- Due to the land uses proposed for the site, no adjustments for pass-by or internal capture were applied.

Table 2. EXISTING AND PLANNED ROADWAYS

Roadway	Segment	Classification	Future Improvements	Bike Plan?
Parmer Lane	RM 620 to Anderson Mill Road	MAD 6	Existing	Yes
Ambergien Boulevard	Parmer Lane to RM 620	Collector	Existing	No
RM 620 Frontage Road	At Parmer Lane	Frontage Road	Existing	No
Briarwick Drive*	RM 620 to Parmer Lane	Collector	Existing	No

*Note: Briarwick Drive connects to an existing access easement between the Briarwick property and the Jefferson Center development to the east and provides access from the Briarwick site to Parmer Lane.

TRAFFIC ANALYSIS

The impact of site development traffic on the existing area roadways was analyzed. Two time periods and travel conditions were evaluated:

- 2010 Existing Conditions
- 2012 Build-Out Conditions

Intersection Level of Service (LOS)

The TIA analyzed a total of seven intersections (three signalized intersections and four un-signalized intersections). Table 3 shows the existing (2010) and projected (2012) levels of service results at project build-out.

Table 3. Intersection Level of Service

Intersection	2010				2012			
	AM Delay	AM LOS	PM Delay	PM LOS	AM Delay	AM LOS	PM Delay	PM LOS
RM 620 WBFR & Parmer Lane	F	94.9	E	57.8	F	138.9	F	96.9
RM 620 EBFR & Parmer Lane	D	48.4	C	31.2	E	74.9	D	40.0
Parmer Lane & Amberglen Boulevard	B	17.9	B	13.1	C	26.2	B	17.3
Parmer Lane & Briarwick Drive ²	A	1.3	A	0.8	A	4.5	A	2.2

C4
12

Table 3. Intersection Level of Service

Intersection	2010				2012			
	AM Delay	AM LOS	PM Delay	PM LOS	AM Delay	AM LOS	PM Delay	PM LOS
Briarwick Drive & Amberglen Boulevard ¹	A	3.0	A	5.1	A	3.6	A	5.8
Briarwick Drive & RM 620 EBFR ²	A	0.6	A	3.0	A	1.3	A	3.8
Amberglen Boulevard & RM 620 EBFR ²	A	0.1	A	0.7	A	0.2	A	2.8

1. All-way stop control intersections.

2. Minor road stop intersections.

RECOMMENDATIONS

- 1) The access driveway that extends from Briarwick Drive to the Jefferson Center site through the Briarwick Apartment site should meet minimum City of Austin standards for internal driveways. The minimum width for an internal drive or circulation aisle with no parking is 20 feet for two-way traffic and 10 feet for one-way traffic. Additional width, up to 25 feet for two-way traffic and 15 feet for one-way traffic, may be required where traffic volumes are heavy or where obstructions or circuitous alignment necessitates a wider drive for clearance of turning vehicles. TCM, 9.5.0 #5.
- 2) Install stop signs and appropriate pavement markings for site driveways.
- 3) Development of this property should be limited to uses and intensities which will not exceed or vary from the projected traffic conditions assumed in the TIA, including peak hour trip generations, traffic distribution, roadway conditions, and other traffic related characteristics.

If you have any questions or require additional information, please contact me at 974-2628.

Ms. Shandrian Jarvis
Senior Planner
Planning and Development Review Department

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2010-0194

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Mar. 1, 2011, Zoning and Platting Commission

Apr. 7, 2011, City Council

Ryan Cirk
Your Name (please print)

3804 Wood Stark Drive
Your address(es) affected by this application

Signature

Date

Daytime Telephone: 487-5724

Comments:

The proposed community lays on either side of an only access to the 620/45 toll road. In addition there are already two multi-family in the same block with visibility. This complex will only have two-limited visibility - no one will want to live here because they won't be able to find it.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

2/19/11

