

ZONING CHANGE REVIEW SHEET

CASE: C14-2011-0018

Z.A.P. DATE: June 7, 2011

ADDRESS: 9301 Spectrum Drive

OWNER/APPLICANT: Davis Spectrum Investment, L.P. (Fred G. Eppright)

AGENT: The Faust Group (William Faust)

ZONING FROM: CS

TO: MF-3

AREA: 22.99 acres

SUMMARY STAFF RECOMMENDATION:

Staff's recommendation is to grant MF-3, Multi-Family Residence-Medium Density, district zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

6/07/11: Approved staff's recommendation of MF-3 zoning by consent (5-0, G. Bourgeois-absent);
P. Seager-1st, D. Tiemann-2nd.

DEPARTMENT COMMENTS:

The property in question is currently undeveloped and moderately vegetated. To the north of this site there is undeveloped land, which appears to be floodplain, and an apartment complex zoned MF-3-CO (Sycamore Springs Apartments). The lots to the east, across Parmer Lane are zoned GR and are undeveloped. There is a convenience storage facility behind them on Spectrum Drive (in the CS-CO zoned area). To the west there is an office/warehouse/research facility zone for R&D (E-MD's). The property to the south is zoned CS and is undeveloped. The applicant is requesting to rezone this tract of land to the MF-3 district to construct an apartment complex on the site.

The staff recommends the applicant's request for Multi-Family Residence-Medium Density zoning at this location. The site under consideration meets the intent of the MF-3 district as it fronts onto Parmer Lane, an arterial roadway, and is located near supporting commercial uses. The multi-family residential development planned for this location will provide accessible housing opportunities in this area of the City near numerous commercial and industrial employers.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS	Undeveloped
<i>North</i>	MF-3-CO	Undeveloped Tract (Floodplain), Multifamily (Sycamore Springs Apartments)
<i>South</i>	CS, GR-MU-CO	Undeveloped Tract, Railroad Tracks, Retail Center/Restaurant/Personal Services (Lotus Garden, Massage Heights)
<i>East</i>	GR, CS-CO	Undeveloped Tract, Convenience Storage (Spare Space Storage)
<i>West</i>	R&D	Office/Warehouse/Research (E-MD's)

AREA STUDY: N/A

TIA: Waived

WATERSHED: Lake Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Austin Monorail Project
Austin Parks Foundation
Davis Springs Community Property Owners Association
Davis Springs President
Home Builders Association of Greater Austin
Homeless Neighborhood Association
League of Bicycling Voters
Sierra Club, Austin Regional Group

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)
C14-03-0045 (9400-9432 Spectrum Drive)	GR to CS	3/11/03: Approved CS-CO, with conditions: 1) Allow Convenience Storage as the only CS district use and all other GR district uses; 2) Prohibit Pawn Shop Services (7-0, C. Hammond, K. Jackson-absent); J. Martinez-1 st , J. Gohil-2 nd .	4/10/03: Approved CS-CO (7-0); all 3 readings
C14-02-0100 (9222 W. Parmer Lane)	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); J. Martinez-1 st , A. Adams-2 nd .	8/08/02: Approved CS-1-CO on all 3 readings (6-0, Wynn out of room)
C14-99-0090 (9801 Block of Spectrum Drive)	R&D and P to IP and IP-CO	7/27/99: Approved IP for Tract 1 and IP-CO for Tract 2, with a CO for a 2,000 vtpd limit (6-0-1)	8/26/99: Approved PC rec. of IP for Tract 1 and IP-CO, with conditions for Tract 2 (7-0); 1 st reading 9/30/99: Approved 2 nd /3 rd readings (7-0)

C14-99-0027 (13608-13640 FM 620)	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
C14-98-0193 (Parmer at Spectrum)	P to MF-3	1/19/99: Approved staff rec. of MF-3 for Tracts 1-3 and GR-MU for Tract 4 (9-0)	2/25/99: Approved PC rec. of MF-3 for Tracts 1-3) and GR-MU for Tract 4 (7-0); all 3 readings
C14-97-0122 (Neenah at Parmer)	MF-3-CO to GR	10/28/97: Approved staff alternate rec. of GR-CO & RR by consent (9-0)	11/20/97: Approved GR-CO & RR w/ conditions (7-0); all 3 readings
C14-97-0059 (13900 Block of N. FM 620 at W. Parmer Lane)	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 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 (300 ft. from Parmer Lane at Spectrum Drive south side)	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

RELATED CASES: There are no pending related cases.

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	DAILY TRAFFIC
Parmer Lane	200'	4 @12'	Arterial	24,500
Spectrum Drive	70'	40'	Collector	2,514

CITY COUNCIL DATE: June 23, 2011

ACTION:

ORDINANCE READINGS: 1st

2nd

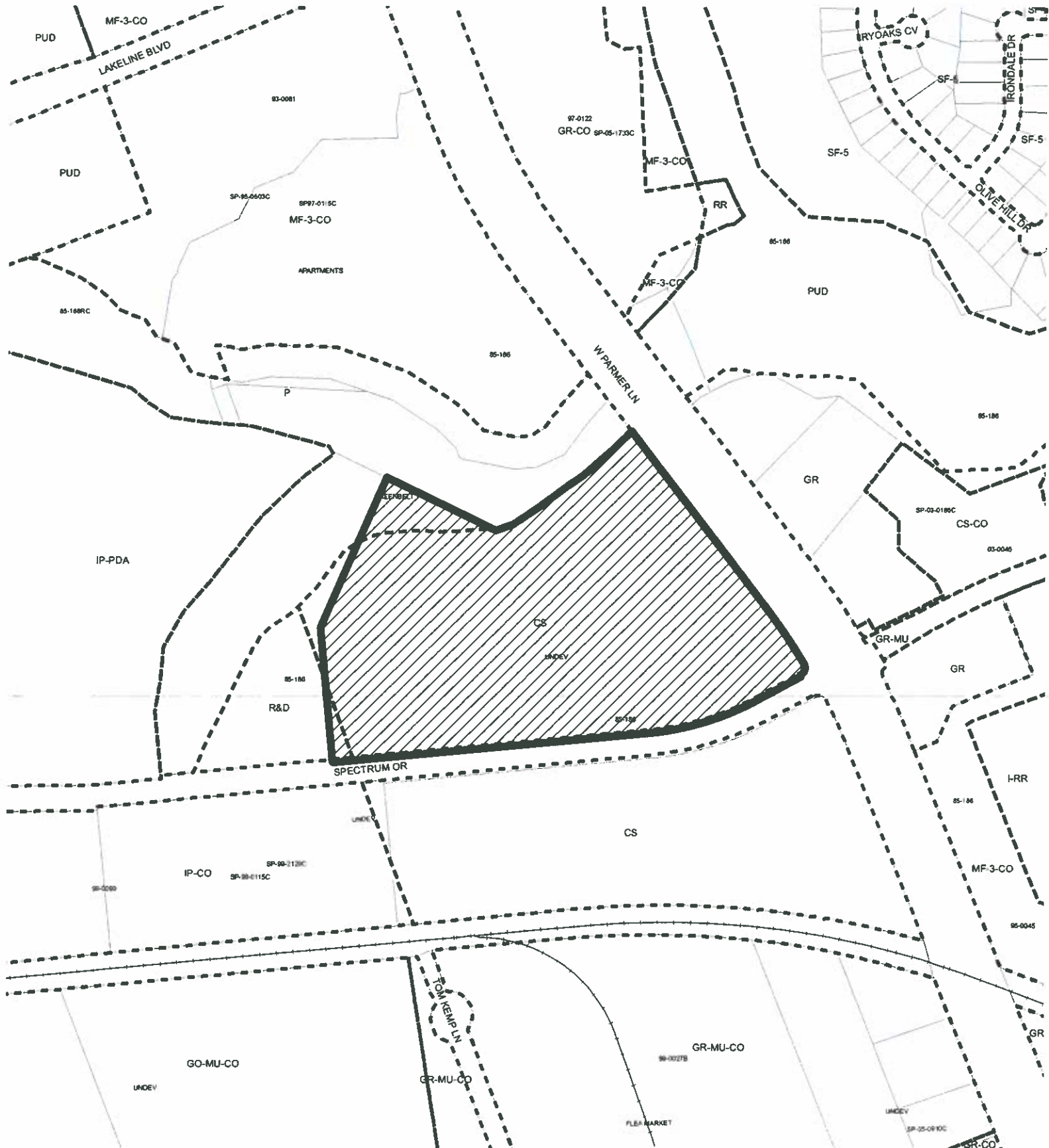
3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis




PHONE: 974-3057,

sherri.sirwaitis@ci.austin.tx.us



ZONING



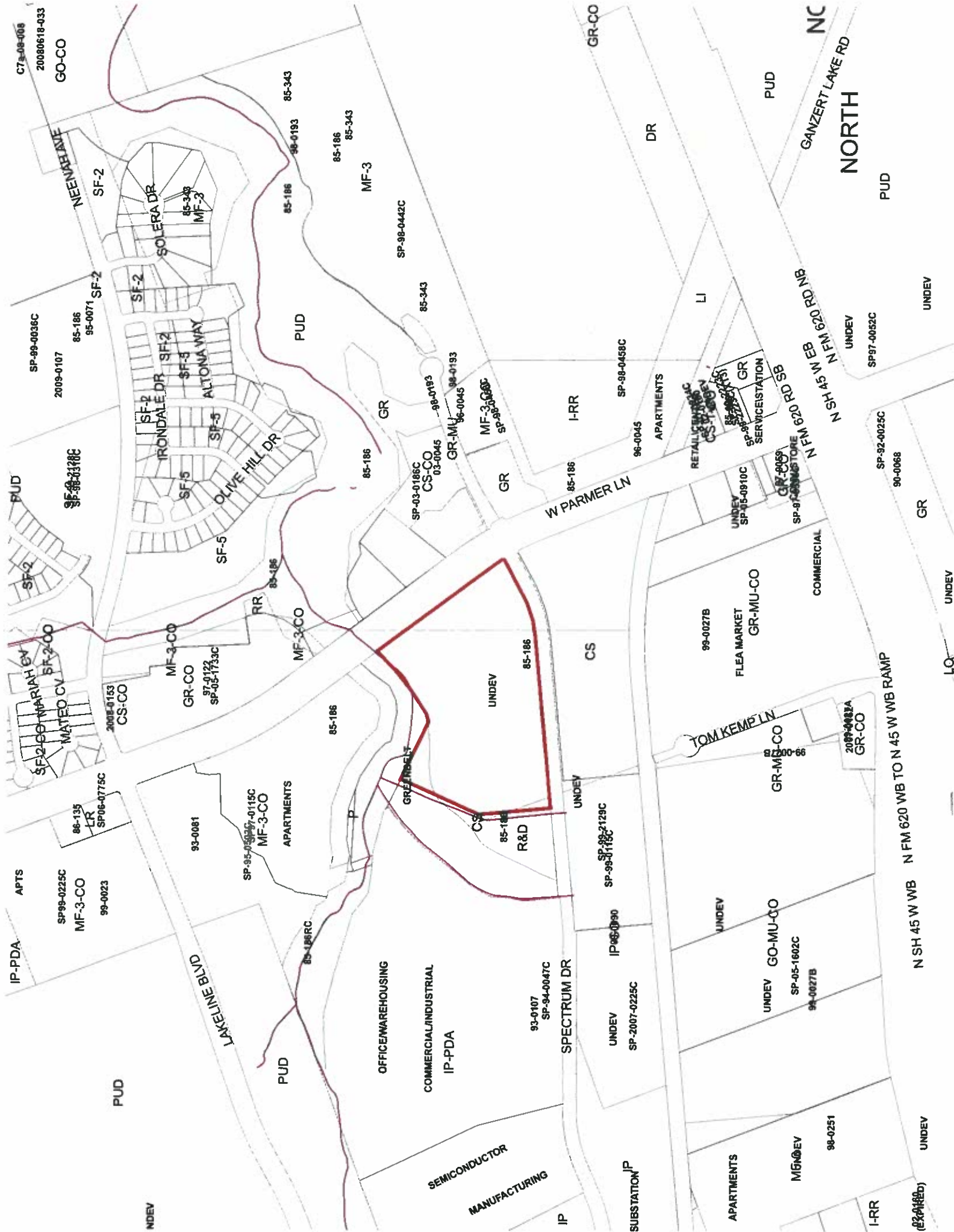
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING CASE#: C14-2011-0018
 LOCATION: 9301 SPECTRUM DR
 SUBJECT AREA: 22.99 ACRES
 GRID: G40, H40
 MANAGER: SHERRI 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.





STAFF RECOMMENDATION

Staff's recommendation is to grant MF-3 (Multi-Family Residence-Medium Density) zoning district.

BASIS FOR RECOMMENDATION

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

Multifamily residence medium density (MF-3) district is the designation for multifamily use with a maximum density of up to 36 units per acre, depending on unit size. An MF-3 district designation may be applied to a use in a multifamily residential area located near supporting transportation and commercial facilities in a centrally located area or in an area for which medium density multifamily use is desired.

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

The proposed zoning will promote consistency and orderly planning in this area because there is existing MF-3-CO zoning to the north of this site. There are multifamily uses to the north (Sycamore Springs Apartments) and to the southeast, across Parmer Lane (Ventana Oaks Apartments, The "R" Ranch Apartments). In addition, there are supporting commercial uses in this area to the south near the intersection of Parmer Lane and F.M. 620 and to the north at the intersection of Parmer Lane and Avery Ranch Boulevard. There is also a City of Austin fire/EMS station at the southeastern corner of Parmer Lane and Spectrum Drive.

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

The proposed MF-3 zoning district will allow the applicant to develop apartment complex on an undeveloped tract of land fronting a major arterial roadway, Parmer Lane. The multi-family residential development planned for this location will provide accessible housing opportunities in this area of the City near numerous commercial employers (Central Texas Regional Mobility Authority, URS, State Farm Texas Federal CU, Freescale Semiconductor, Inc., etc.).

EXISTING CONDITIONS

Site Characteristics

The site under consideration is currently undeveloped and moderately vegetated. To the north of this site there is undeveloped land, which appears to be floodplain, and an apartment complex (Sycamore Springs Apartments). The lots to the east, across Parmer Lane are undeveloped. There is a convenience storage facility behind them on Spectrum Drive. To the west there is an office/warehouse/research facility zone (E-MD's). The property to the south is undeveloped.

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 the project boundary. Based upon the close proximity of flood plain, offsite drainage should be calculated to determine the exact location of

the boundaries. No development is permitted in the Critical Water Quality Zone, while impervious cover is limited to 30% in the Water Quality Transition Zone.

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.

Hill Country Roadway

The site is not within a Hill Country Roadway Corridor.

Impervious Cover

The maximum impervious cover allowed by the MF-3 zoning district would be 65%. 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.

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

If rezoned to MF-3, the development would not be required to comply with all sections of Subchapter E, however these two requirements would still apply:

Verify compliance with screening requirements of Subchapter E, section 2.6.2 by a) Screening from view of person standing on property line on far side of adjacent public street: solid waste collection areas and mechanical equipment and rooftop equipment, not including solar panels (§ 2.6.2.A.; p. 52); b) Incorporate loading docks, truck parking, storage, trash collection/compaction, etc., into building/landscape design. And c) add the following note: Screening for solid waste collection and loading areas shall be the same as, or of equal quality to, principal building materials.

Include the following note on the site plan page: "All exterior lighting will be full cut-off and fully shielded in compliance with Subchapter E 2.5 and will be reviewed during building plan review. Any change or substitution of lamp/light fixtures shall be submitted to the Director for approval in accordance with Section 2.5.2.E." Also include Figure 42 from Section 2.5.

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

The Austin Metropolitan Area Transportation Plan calls for a total of 400 feet of right-of-way for Parmer Lane. If the requested zoning is granted, then 75 feet of right-of-way should be dedicated and 25 feet of right-of-way reserved from the existing centerline of Parmer Lane in accordance with the Transportation Plan. [LDC, Sec. 25-6-51 and 25-6-55]*

The Austin Metropolitan Area Transportation Plan calls for 114 feet of right-of-way for Lakeline Mall/Spectrum Boulevard. If the requested zoning is granted for this site, then 57 feet of right-of-way from the existing centerline should be dedicated for Lakeline Mall/Spectrum Blvd. according to the Transportation Plan. [LDC, Sec. 25-6-51 and 25-6-55]*

* On May 19, 2011, the Transportation review staff sent the case manager an e-mail stating that they were removing the right-of-way dedication requirement in this case. Therefore these conditions will not be part of the staff's recommendation.

The traffic impact analysis for this site was waived because this site is subject to SB 1396.

Existing Street Characteristics:

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
Lakeline Mall/Spectrum	90'	MAU 4	Arterial	No	No	No
Parmer Lane	200'	MAD 4	Arterial	No	No	No

Water and Wastewater

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 the proposed

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.