SECOND/THIRD READING SUMMARY SHEET

ZONING CASE NUMBER: C14-2011-0110 (Parmer Lane Luxury Apartments)

REQUEST:

Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code, zoning the property locally known as 5922 ½ Parmer Lane from I-RR, Interim-Rural Residence District, zoning to MF-4-CO, Multi-family Residence-Medium-High Density-Conditional Overlay Combining District, zoning.

The ordinance reflects the conditions imposed by the City Council on 1st reading.

PROPERTY OWNER: Robinson Land Limited Partnership, Et Al (John Oscar Robinson)

AGENT: Bury & Partners, Inc. (Megan Wanek)

DEPARTMENT COMMENTS:

The property in question is currently undeveloped and moderately vegetated. This site is part of a larger 276.55 acre tract of land owned by the applicant. The other portion of the tract is currently zoned LI-PDA, which permits multi-family residential uses. The applicant proposes to develop this property with a multi-family use consistent with the current development to the south, across Legendary Drive. Staff is recommending MF-4-CO zoning for this site because the property is located adjacent to existing multifamily uses permitted in the LI-PDA zoning to the south. The multi-family residential development planned for this location will provide accessible housing opportunities in this area of the City near numerous commercial employers.

DATE OF FIRST READING: November 3, 2011

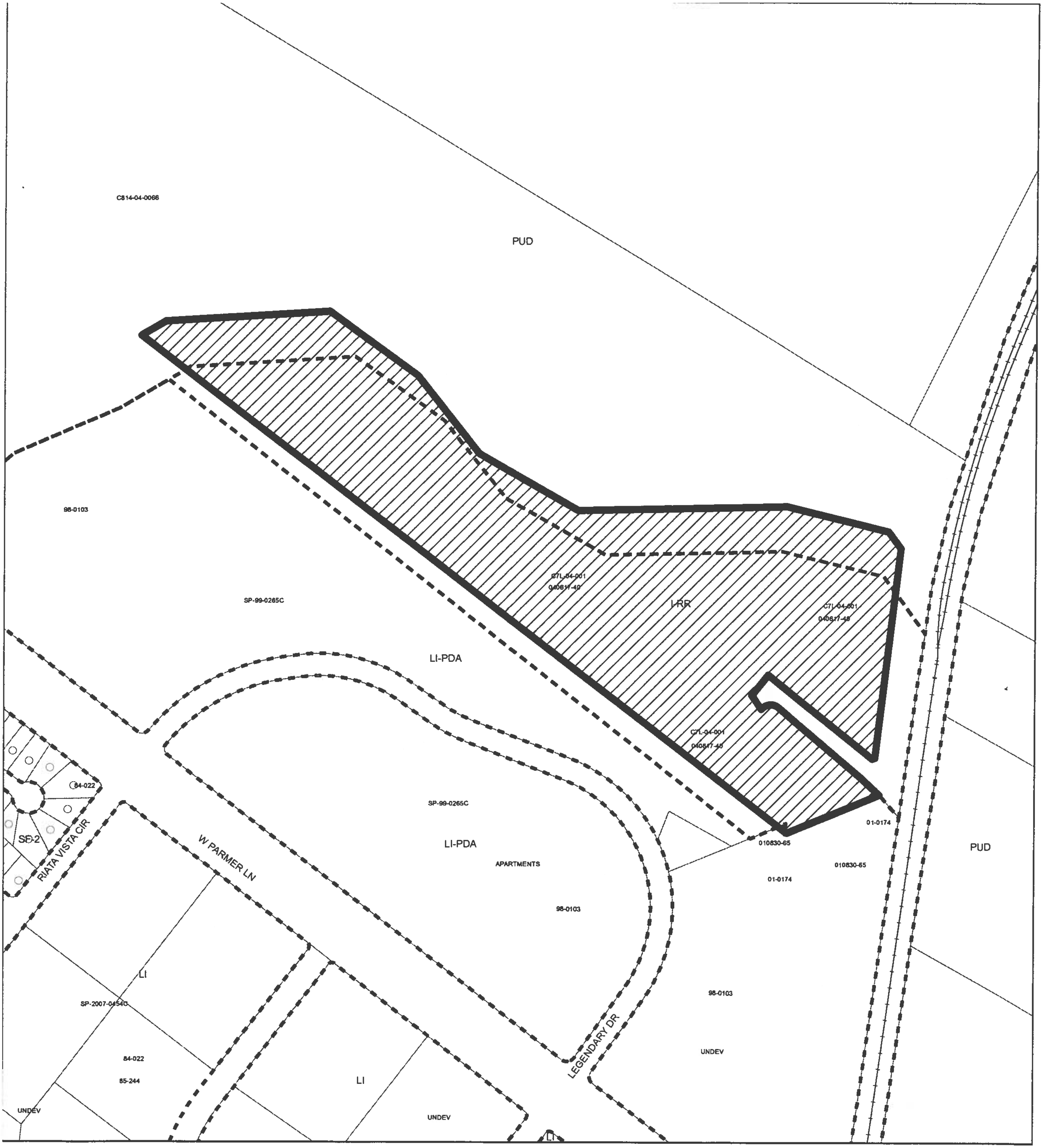
ACTION: Approved ZAP Commission recommendation of MF-4-CO zoning on first reading only, with the following additional condition: The applicant shall conduct a Transportation Impact Analysis (TIA) for this property at the time of site plan (7-0); B. Spelman-1st, L. Morrison-2nd.

CITY COUNCIL DATE: November 10, 2011

CITY COUNCIL ACTION:

ASSIGNED STAFF: Sherri Sirwaitis

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



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1" = 400'

▨ SUBJECT TRACT

☐ PENDING CASE

ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2011-0110

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.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

ZONING CHANGE REVIEW SHEET

CASE: C14-2011-0110 (Parmer Lane Luxury Apartments) **Z.A.P. DATE:** October 4, 2011

ADDRESS: 5922 ½ Parmer Lane

OWNER/APPLICANT: Robinson Land Limited Partnership, Et Al (John Oscar Robinson)

AGENT: Bury & Partners, Inc. (Megan Wanek)

ZONING FROM: I-RR **TO:** MF-4 **AREA:** 30.65 acres

SUMMARY STAFF RECOMMENDATION:

Staff's recommendation is to grant MF-4-CO, Multi-family Residence-Medium-High Density-Conditional Overlay Combining District, zoning. The conditional overlay will limit development on the site to less than 2,000 vehicle trips per day.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

10/04/11: Approved the staff's recommendation of MF-4-CO zoning (5-1, S. Baldridge-No); G. Bourgeios-1st, G. Rojas-2nd.

DEPARTMENT COMMENTS:

The property in question is currently undeveloped and moderately vegetated. This site is part of a larger 276.55 acre tract of land owned by the applicant. The other portion of the tract is currently zoned LI-PDA, which permits multi-family residential uses. The applicant proposes to develop this property with a multi-family use consistent with the current development to the south, across Legendary Drive. Staff is recommending MF-4-CO zoning for this site because the property is located adjacent to existing multifamily uses permitted in the LI-PDA zoning to the south. The multi-family residential development planned for this location will provide accessible housing opportunities in this area of the City near numerous commercial employers.

The applicant agrees with the staff recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	I-RR	Undeveloped
North	PUD (Robinson Ranch PUD)	Undeveloped
South	LI-PDA	Multi-family Residence (Lodge at Stone Oak Ranch Apartments, The Villas at Stone Oak Ranch Apartments)
East	PUD (Robinson Ranch PUD)	Railroad Tracks, Undeveloped Land
West	PUD (Robinson Ranch PUD)	Undeveloped

AREA STUDY: N/A **TIA:** Waived

WATERSHED: Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
Austin Independent School District
Austin Monorail Project
Austin Northwest Association
Austin Parks Foundation
Home Builders Association of Greater Austin
Homeless Neighborhood Association
League of Bicycling Voters
North Growth Corridor Alliance
Sierra Club, Austin Regional Group
The Real Estate Council of Austin, Inc.

SCHOOLS: Round Rock ISD

Jollyville Elementary School
Canyon Vista Middle School
McNeil High School
Westwood High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-01-0174 (Lodge at Walnut Creek Phase 2: 5400 Parmer Lane)	I-RR to LI-PDA	1/08/02: Approved staff's recommendation of LI-PDA by consent (9-0); J. Martinez-1st, D. Castaneda-2nd.	2/07/02: Approved LI-PDA on all 3 readings (6-0, Goodman-absent)

RELATED CASES: There are no pending related cases.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Daily Traffic
FM 734 (Parmer Lane)	200'	2@50'	Arterial	38,000 (TxDOT, 2010)
Legendary Drive	70'	45'	Local	Not Available

CITY COUNCIL DATE: November 3, 2011

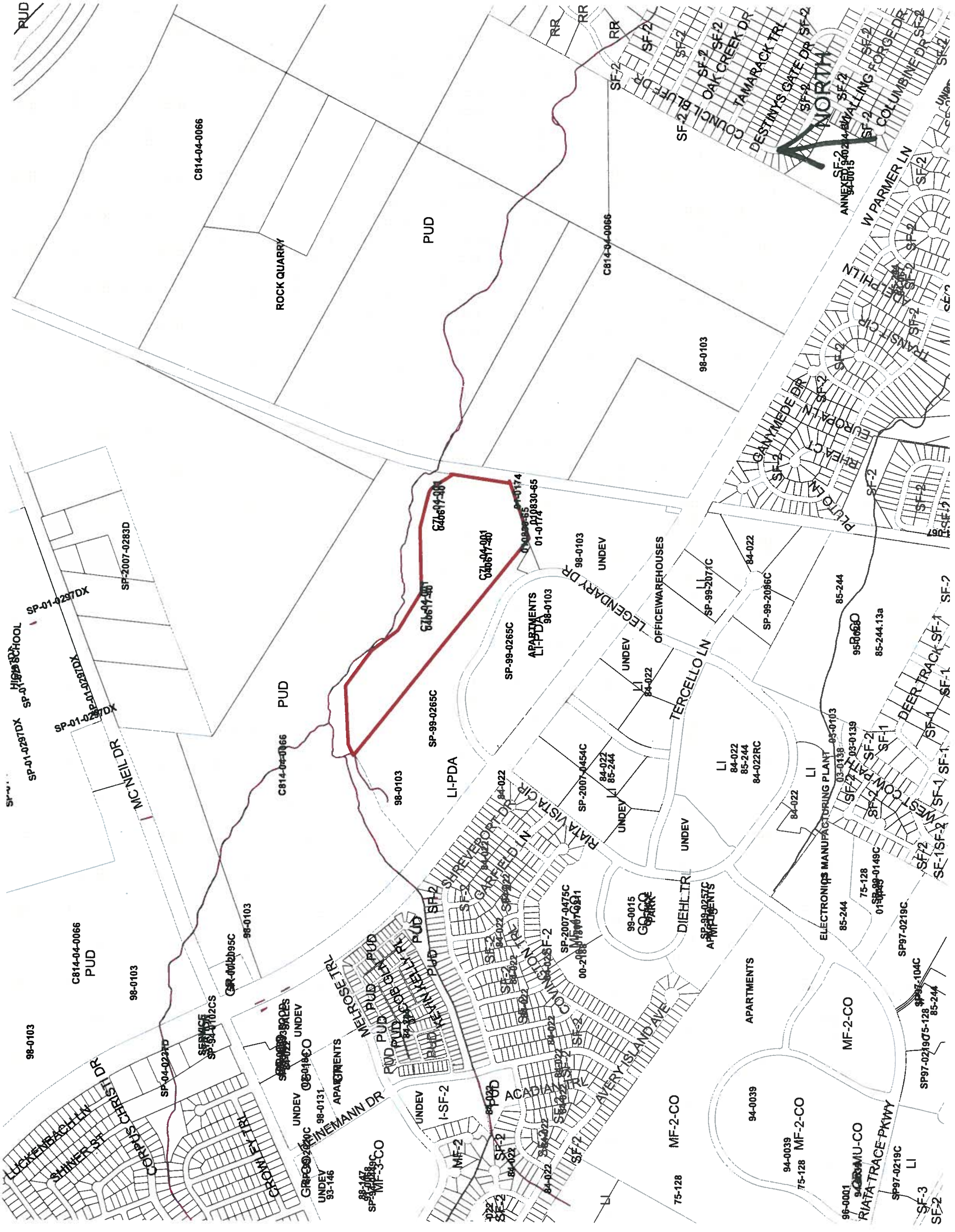
ACTION: Approved ZAP Commission recommendation of MF-4-CO zoning on first reading, with the following additional condition: The applicant shall conduct a Transportation Impact Analysis (TIA) for this property at the time of site plan (7-0); B. Spelman-1st, L. Morrison-2nd.

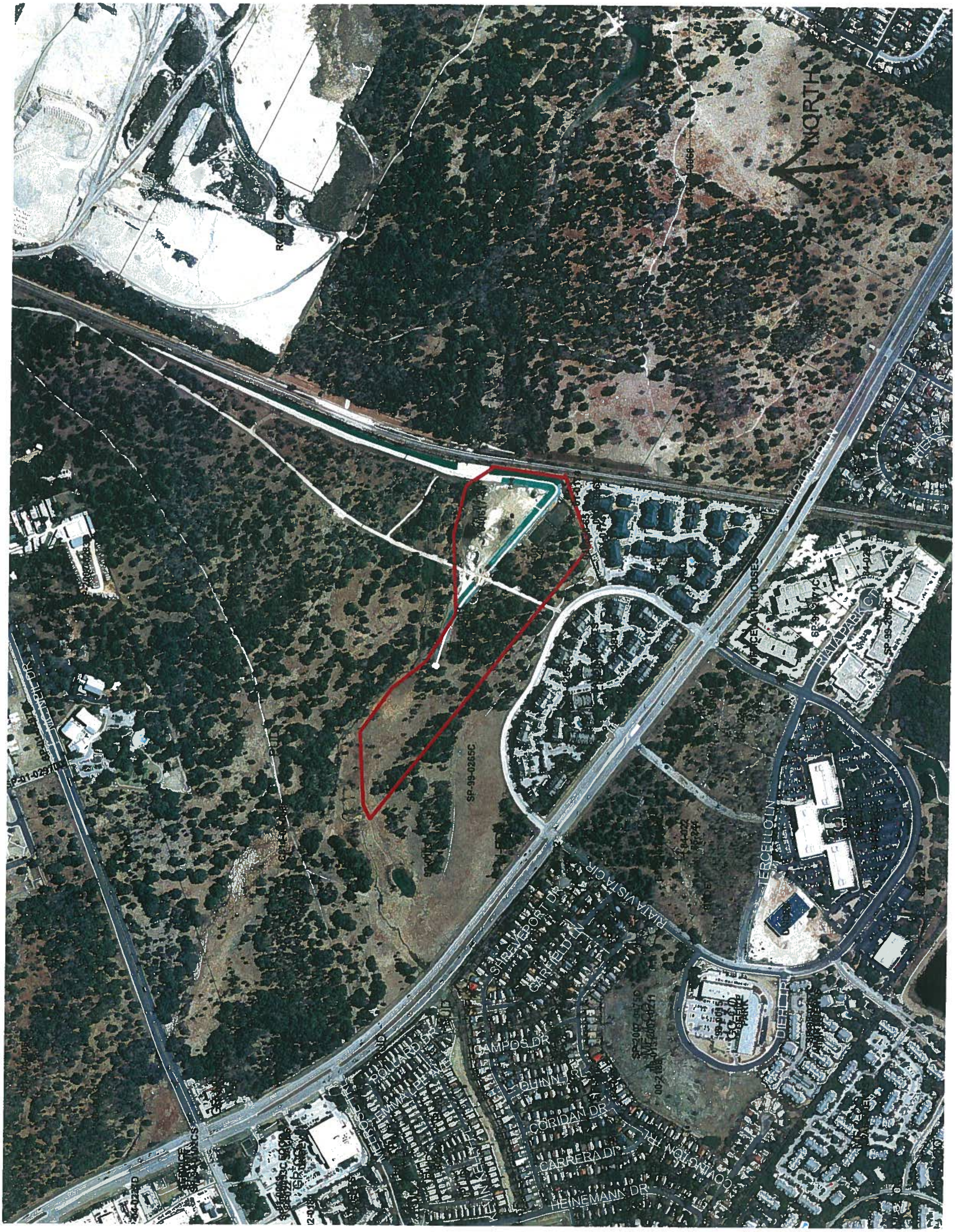
November 10, 2011 **ACTION:**

ORDINANCE READINGS: 1st 11/03/11 **2nd** **3rd**

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis **PHONE:** 974-3057,
sherri.sirwaitis@ci.austin.tx.us


NORTH
PUD
ROCK QUARRY
C814-04-0066
98-0103
W PARMER LN
LEGENDARY DR
OFFICE WAREHOUSES
APARTMENTS
LI-PDA
SP-99-0265C
UNDEV
TERCELLO LN
GANYMEDE DR
PLUTO LN
TRANSIT CIR
DEER TRACK
ELECTRONICS MANUFACTURING PLANT
RIATA VISTA CIR
GARFIELD LN
SHREVEPORT DR
AVERY ISLAND AVE
ACADIAN TRL
DIEHL TRL
APARTMENTS
MF-2-CO
RIATA TRACE PKWY
MC NEIL DR
HIGH SCHOOL
SP-01-0297DX
SF-2007-0283D
MELROSE TRL
KEVIN KELLY PL
HEINEMANN DR
CROWLEY TRL
CORPUS CHRISTI DR
SHINER ST
LUCKENBACH LN
COUNCIL BLUFF DR
OAK CREEK DR
TAMARACK TRL
DESTINYS GATE DR
COLUMBINE DR
WALLING FORGE DR
ANNEXED
SF-2
RR
LI
MF-3-CO
GO-CO
UNDEV
SERVICE
C7L-04-001
84-022
85-244
75-128
94-0039
96-0001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W PARMER LN
MCNEIL DR
SP-99-0265C
RIATA VISTA CIR
RIATA PARK CT
TERCELLO LN
SHREVEPORT DR
GARFIELD LN
CAMPOS DR
POLLARD DR
QUINN TRL
CORIDAN DR
CARRERA DR
COVINGTON TRL
HEINEMANN DR
MELROSE TRL
EMMA LEE
DIEHL TR

STAFF RECOMMENDATION

Staff's recommendation is to grant MF-4-CO, Multi-family Residence-Medium-High Density-Conditional Overlay Combining District, zoning. The conditional overlay will limit development on the site to less 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.*

   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 multifamily developments to the south that front onto Parmer Lane. The property in question is adjacent a Union Pacific Railroad line to the east.

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

   MF-4-CO zoning district would allow for a fair and reasonable use of the site. The proposed MF-4 zoning district will allow the applicant to develop apartment complex on an undeveloped tract of land that will take access from a major arterial roadway, West 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.

EXISTING CONDITIONS

Site Characteristics

The site under consideration is currently undeveloped and moderately vegetated. The tracts of land to the north, east, and west are undeveloped. The lots to the south, fronting Parmer Lane, are developed with multifamily residential uses (Lodge at Stone Ranch Apartments, The Villas at Stone Oak Ranch Apartments).

Environmental

The site is located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development 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.

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.

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

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.

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 is limited by the watershed regulations.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	*% of Net 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 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.

Note: The most restrictive impervious cover limit applies.

Site Plan

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

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

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Daily Traffic
FM 734 (Parmer Lane)	200'	2@50'	Arterial	38,000 (TxDOT, 2010)
Legendary Drive	70'	45'	Local	Not Available

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].

There are no existing sidewalks along FM 734 (Parmer Lane) or Legendary Drive.

According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, bicycle facilities are existing and/or recommended along the adjoining streets as follows:

Street Name	Existing Bicycle Facilities	Recommended Bicycle Facilities
FM 734 (Parmer Lane)	Wide Shoulder	Wide Shoulder
Legendary Drive	Bike Lane	Bike Lane

Capital Metro bus service is not available within 1/4 mile of this property.

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 by 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.