

ZONING CHANGE REVIEW SHEET

CASE: C14-2016-0014
(211 Canyon Ridge Drive Hotel)

Z.A.P. DATE: April 19, 2016
May 3, 2016

ADDRESS: 211 Canyon Ridge Drive

DISTRICT AREA: 7

OWNER/APPLICANT: Tech Ridge Phase IV of Tech Ridge GP, LLC
(Paul M. Juarez, VP Tech Ridge GP, LLC)

ZONING FROM: LI **TO:** ~~CH~~*LI-PDA **AREA:** 4.066 acres

On March 2, 2016, the applicant submitted a letter amending their rezoning request to LI-PDA zoning. In this request, the Planned Development Area (PDA) would permit a height of up to 80 feet on the property (Please see Applicant's Amendment Letter – Attachment A).

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to approve LI-PDA, Limited Industrial-Planned Development Area Combining District, zoning with a maximum height limit of 70 feet.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

4/19/16: Postponed to May 3, 2016 at the staff's request (11-0); S. Harris-1st, B. Greenberg-2nd.

DEPARTMENT COMMENTS:

The property in question is currently an undeveloped parcel of land that fronts Canyon Ridge Drive. The applicant is requesting LI-PDA zoning to develop the site with hotel use. The land to the north is zoned LI and is developed with a personal improvement services use (Gold's Gym). To the south and west the tracts of land are zoned LI and are undeveloped. The land to the east, across Canyon Ridge Drive, is zoned LI-PDA and is also undeveloped.

The staff recommends LI-PDA, Limited Industrial-Planned Development Area Combining District, zoning at this location. The applicant is requesting a Planned Development Area combining district to allow for up to 80 feet of maximum height on the property. However, the staff believes that a maximum of 70 feet in height would be appropriate as a transition from the commercial (GR and CS zoned) properties fronting Interstate Highway-35 to the west to the industrial (LI-PDA zoned) properties to the east. The proposed LI-PDA zoning at this location will promote consistency and orderly planning in this area as there is existing LI zoning to the north south and west and LI-PDA zoning, across Canyon Ridge Drive, to the east. LI-PDA zoning will permit the applicant to develop a hotel use in an area adjacent to a major employer (Dell Computers) and near numerous commercial services (Parmer Center, Tech Ridge Shopping Center).

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LI	Undeveloped
<i>North</i>	LI	Personal Improvement Services (Gold's Gym)
<i>South</i>	LI, GO	Undeveloped
<i>East</i>	LI-PDA	Undeveloped
<i>West</i>	LI	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 Neighborhoods Council
 Bike Austin
 Friends of Austin Neighborhoods
 Friends of Copperfield Nature Trails
 North Growth Corridor Alliance
 Pflugerville Independent School District
 SELTEXAS
 Sierra Club, Austin Regional Group
 Techridge Neighbors
 Yager Planning Area

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2012-0121 (Tech Ridge Center Phase III Apartments: 12504-12620 Mc Callen Pass)	LI, GR, and RR to MF-4	11/20/12: Approved MF-4 zoning on consent (7-0); P. Seeger-1 st , C. Banks-2 nd .	12/06/12: Approved MF-4 zoning consent on all 3 readings (7-0); M. Martinez-1 st , B. Spelman-2 nd .
C14-2008-0076 (The Ridge: East Parmer Lane)	SF-2 to LI-PDA* *With this LI- PDA request, the applicant is asking for a variance to Section 25-8-341 and 25-8-342 to allow for cut and fill of up to twelve (12) feet on this site.	9/02/08: Approved the staff's recommendation for LI-PDA zoning (5-0, T. Rabago, R. Evans-absent); K. Jackson- 1 st , C. Hammond-2 nd .	9/25/08: Approved LI-PDA district zoning as Zoning and Platting Commission recommended, (7-0), 1 st reading 10/16/12: Approved LI-PDA zoning on 2 nd /3 rd readings (7-0)

C14-03-0050 (Parmer Lane and IH-35: 500 West Parmer Lane)	CS to CH	5/13/03: Approved staff's recommendation of CH-CO zoning, with height limit of 120- feet, by consent (9-0); J. Martinez-1 st , J. Gohil-2 nd .	6/12/03: Approved CH-CO zoning (5-1, Garcia-off dais, Goodman- Nay); all 3 readings
C14-01-0169 (Parmer Center- 1.334 acres: 900- 1004 Center Ridge Drive)	IP to CS	2/5/02: Approved staff's alternate rec. of CS-CO on consent w/ following conditions: 1) Limit site to TIA conditions and post fiscal for roadway improvements prior to third reading of the case at City Council; 2) Prohibit the following uses: Agricultural Sales and Services, Campgrounds, Commercial Blood Plasma Center, Construction Sales and Services, Drop-Off Recycling Collection Facility, Equipment Repair Services, Equipment Sales, Monument Retail Sales, Vehicle Storage, Veterinary Services, Maintenance and Service Facilities, Art and Craft Studio (General), Art and Craft Studio (Limited), Building Maintenance Services, Convenience Storage, Kennels, Laundry Services, Pawnshops, Adult Oriented Businesses; 3) Make the following uses conditional: Custom Manufacturing, Limited Warehousing and Distribution (8-0)	3/21/02: Approved CS-CO w/ other conditions (7-0); 1 st reading 4/11/02: Approved CS-CO (6-0); 2 nd /3 rd readings
C14-01-0168 (Parmer Center: 13001-13299 North Interstate Highway-35 Service Road Northbound)	IP & CS-CO to CS	2/5/02: Approved staff's alternate rec. of CS-CO on consent w/ following conditions: 1) Limit site to TIA conditions and post fiscal for roadway improvements prior to third reading of the case at City Council; 2) Prohibit the following uses: Agricultural Sales and Services, Campgrounds, Commercial Blood Plasma Center, Construction Sales and Services, Drop-Off Recycling Collection Facility, Equipment Repair Services, Equipment Sales,	3/21/02: Approved CS-CO w/ other conditions (7-0); 1 st reading 4/11/02: Approved CS-CO (6-0); 2 nd /3 rd readings

		Monument Retail Sales, Vehicle Storage, Veterinary Services, Maintenance and Service Facilities, Art and Craft Studio (General), Art and Craft Studio (Limited), Building Maintenance Services, Convenience Storage, Kennels, Laundry Services, Pawnshops, Adult Oriented Businesses; 3) Make the following uses conditional: Custom Manufacturing, Limited Warehousing and Distribution (8-0)	
C14-01-0118 (Capital Vineyards-Center Park @ Tech Ridge: 401 East Parmer Lane)	GR to CS-1	9/18/01: Approved staff's rec. of CS-1 by consent (9-0)	10/25/01: Approved CS-1 (7-0); all 3 readings
C14-01-0085 (Parmer Meadows Subdivision: North Lamar Blvd. At Parmer Lane)	GO to GR	6/26/01: Approved staff rec. of GR-CO, w/ CO to limit the development intensity to less than 2,000 vehicle trips per day, by consent (7-0, Garza-recused himself, Cravey-absent) Vrudhula-1 st , Mather-2 nd	8/2/01: Approved PC rec. of GR-CO readings (6-0, Thomas-absent); all 3 readings
C14-01-0077 (Revocable Living Trust –Walmart Parmer: 12700-12800 Block of IH 35 Service Road Southbound)	DR to CS	2/26/02: Approved GR-CO, w/ CO to limit the site to conditions of the TIA, by consent (7-0, K. Jackson-absent, Adams-off dais); J. Martinez-1 st , J. Mather-2 nd .	4/18/02: Approved GR-CO on 3 readings (5-0, Slusher/ Thomas-absent)

RELATED CASES: C14-86-054 (Previous Zoning Case)

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Canyon Ridge Drive	74 ft. – 110 ft.	45 ft. – 85 ft.	Local	Yes	No	Yes

CITY COUNCIL DATE: May 12, 2016

ACTION:

ORDINANCE READINGS: 1st

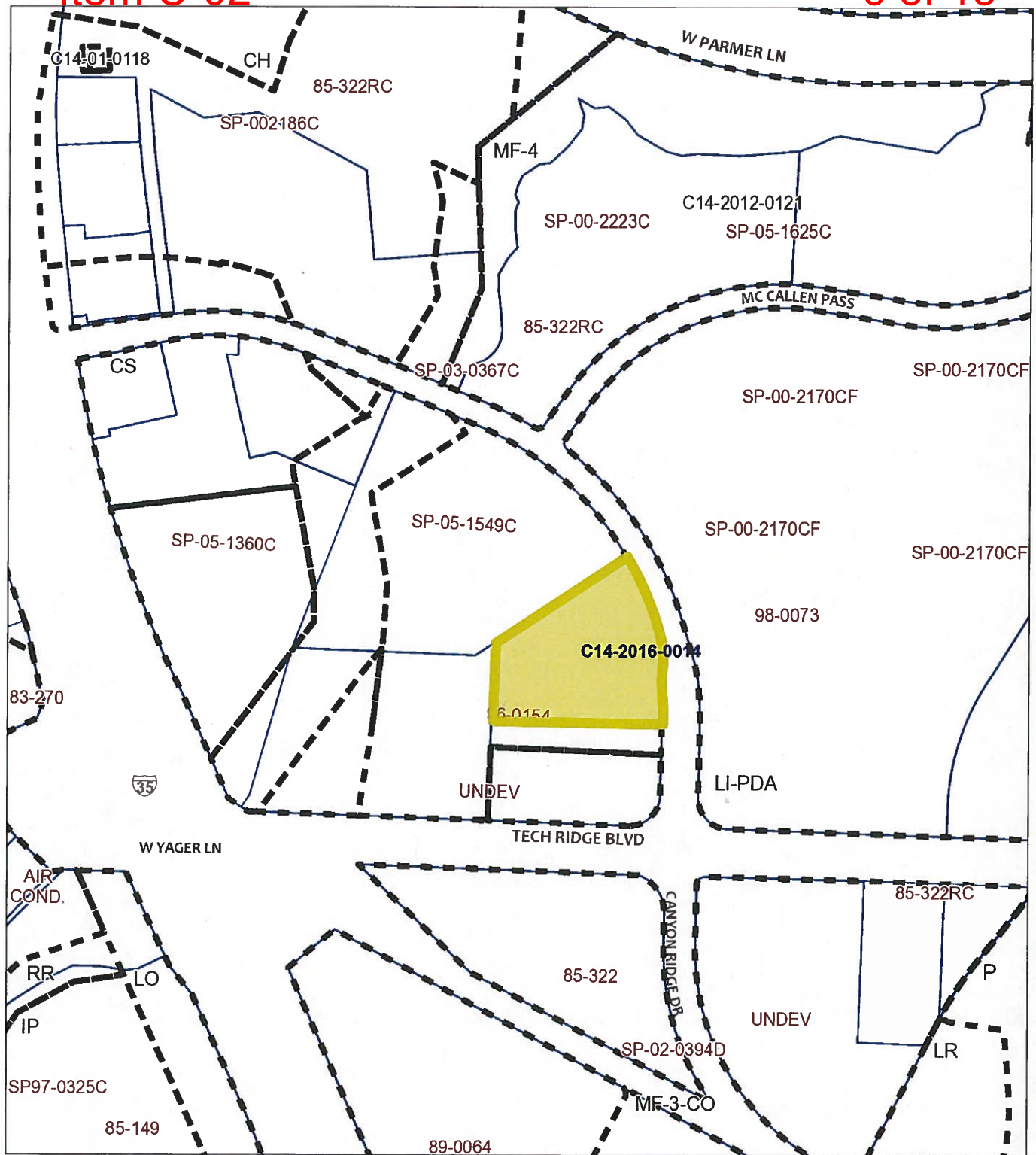
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 512-974-3057,
sherri.sirwaitis@ci.austin.tx.us



- Subject Tract
- Pending Case
- Zoning Boundary
- Railroads

200 400
Feet

1" = 400'

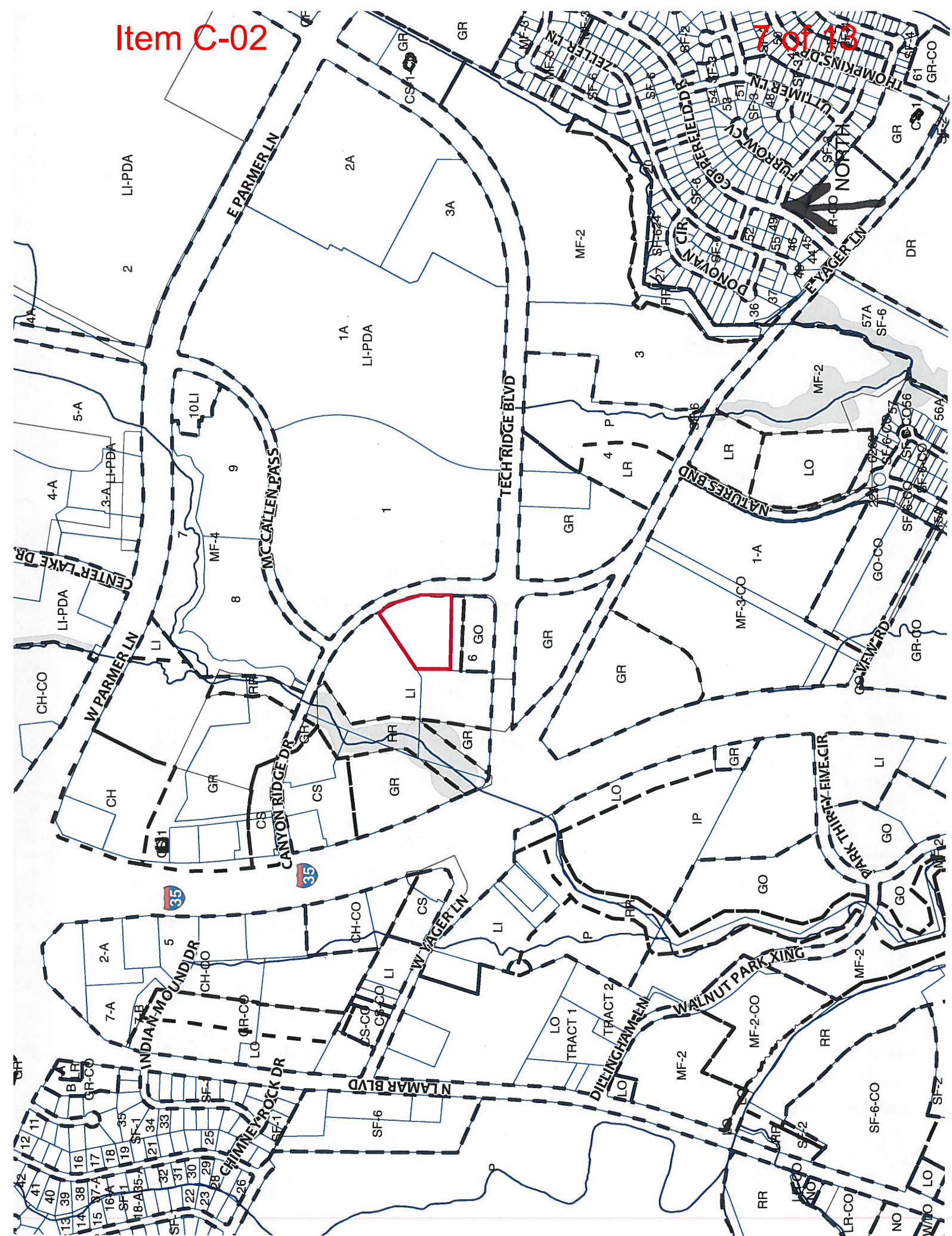
ZONING

ZONING CASE#: C14-2016-0014



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.





STAFF RECOMMENDATION

The staff's recommendation is to approve LI-PDA, Limited Industrial-Planned Development Area Combining District, zoning with a maximum height limit of 70 feet.

BASIS FOR RECOMMENDATION

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

Limited industrial service (LI) district is the designation for a commercial service use or limited manufacturing use generally located on a moderately-sized site.

The purpose of a planned development area (PDA) combining district is to:

- (1) provide for industrial and commercial uses in certain commercial and industrial base districts; or
- (2) incorporate the terms of a planned development area agreement into a zoning ordinance following annexation of a property that is subject to a planned development area agreement.

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

The proposed LI-PDA zoning will promote consistency and orderly planning as it is adjacent to existing LI zoning to the north south and west and LI-PDA zoning, across Canyon Ridge Drive, to the east

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

LI-PDA zoning will permit the applicant to develop a hotel use in an area adjacent to a major employer (Dell Computers) and near numerous commercial services (Parmer Center, Tech Ridge Shopping Center).

EXISTING CONDITIONS**Site Characteristics**

The subject tract is currently an undeveloped parcel of land that fronts Canyon Ridge Drive. The property to the north is developed with a personal improvement services use (Gold's Gym). The tracts of land to the south, east and west are undeveloped.

Comprehensive Planning

LI (Limited Industrial) to CH (Commercial Highway)

This zoning case is located on the west side of Canyon Ridge Drive, which is located off Tech Ridge Blvd. The undeveloped subject property is approximately 4 acres in size and is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes a commercial gym to the north, and vacant land to the east, west, and south. The proposed use is a 182 room hotel, which would be located less than a half of a mile from IH-35.

Connectivity: The property does have a public sidewalk located along Canyon Ridge Drive, which abuts the property, but the site is not accessible to public transportation. A large shopping center is located less than a half a mile from the subject property.

Please note: Zone CH (Commercial Highway Services District) is intended predominantly for major mixed use developments of a service nature which typically have operating and traffic generation characteristics requiring location at the intersection of state maintained highways, and ensure adequate access to and from all uses, **and to permit combinations of office, retail, commercial, and residential uses within a single development.** There is also no height requirement and this is also not a mixed use project.

Imagine Austin

The Growth Concept Map identifies does not identify Tech Ridge Blvd. being within a Activity Center or Corridor, however the overall goal of the Imagine Austin Comprehensive Plan (IACP) is to achieve 'complete communities' across Austin, where housing, services, retail, jobs, entertainment, health care, schools, parks, and other daily needs are within a convenient walk or bicycle ride of one another. On page 107, found in Chapter 4 of the IACP it states, *"While most new development will be absorbed by centers and corridors, development will happen in other areas within the city limits to serve neighborhood needs and create complete communities. Infill development can occur as redevelopment of obsolete office, retail, or residential sites or as new development on vacant land within largely developed areas. New commercial, office, larger apartments, and institutional uses such as schools and churches, may also be located in areas outside of centers and corridors. The design of new development should be sensitive to and complement its context. It should also be connected by sidewalks, bicycle lanes, and transit to the surrounding area and the rest of the city."*

The following Imagine Austin policies are taken from Chapter 4 of the IACP, which specifically discusses infill development:

- **LUT P4.** Protect neighborhood character by directing growth to areas of change that include designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.
- **LUT P7.** Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.

Based on comparative scale of the other commercial uses in the area, including Golds Gym and a shopping center, and the property not being located within the boundaries of an Imagine Austin Growth Center or along an Activity Corridor, this case falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on the proposed rezoning.

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.

According to floodplain maps there is a floodplain adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within 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.

No trees are located on this property. 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 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.

Impervious Cover

The maximum impervious cover allowed by the LI 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.

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 Gross Site Area</i>	<i>% of Gross Site Area 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.

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.

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

Additional right-of-way maybe required at the time of subdivision and/or site plan.

The traffic impact analysis for this site was waived because this site is subject to the TIA associated with C14-85-322 at the time of site plan review.

Nadia Barrera, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Canyon Ridge Drive	74 ft. – 110 ft.	45 ft. – 85 ft.	Local	Yes	No	Yes

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, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. 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.

TECH RIDGE PHASE IV, L.P.

12212 TECH RIDGE BLVD. AUSTIN, TEXAS 78753
(512) 833-0751 FAX (512) 833-8205

March 2, 2016

Via Email sherri.sirwaitis@austintexas.gov
and Regular Mail

Sherri Sirwaitis
City of Austin - Planning & Zoning Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

Re: 211 Canyon Ridge Drive Re-Zoning Application; Case #C14-2016-0014, Applicant - Tech Ridge Phase IV, LP

Dear Sherri:

Consistent with our discussions on March 2, 2016, Applicant hereby requests that its zoning application for Zoning Case #C14-2016-0014, be amended to reflect Applicant's request that re-zoning of the subject property be revised to LI-PDA, in lieu of CH requested in the original application. Applicant's request for LI-PDA zoning for the subject tract would be consistent with the current zoning restrictions of the base LI zoning district, except for an increase in height to 80 feet to accommodate the construction of a mid-rise hotel on the property.

Thank you for your consideration of this request.

Sincerely,



Paul M. Juarez

PMJ/crc