

ZONING CHANGE REVIEW SHEET

CASE: C14-2016-0107

(Avery Ranch and Pearson Ranch Rezoning)

Z.A.P. DATE: November 15, 2016**ADDRESS:** 9413 ½ Pearson Ranch Road**DISTRICT AREA:** 6**OWNER/APPLICANT:** England Ranch NE Limited Partnership (Joe F. England)**AGENT:** Stantec Consulting (Stephen Rye)**ZONING FROM:** I-RR**TO:** GO-MU-CO**AREA:** 14.44 acres**SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to grant GO-MU-CO, General Office-Mixed Use-Conditional Overlay Combining District, zoning. The conditional overlay will limit the development intensity for the site to less than 2,000 vehicle trips per day.

ZONING AND PLATTING COMMISSION RECOMMENDATION:**DEPARTMENT COMMENTS:**

The property in question is a 14 acre undeveloped parcel that is part of a larger tract of land (part of the James Shelton Survey) at the southeastern corner of Avery Ranch Boulevard and Pearson Ranch Road. The properties to the north, across Avery Ranch Boulevard are developed with an elementary school (Patsy Sommer Elementary School) and single-family residential homes. To areas to the south, east and west are undeveloped. The applicant is requesting GO-MU zoning to develop congregate living facility, retirement housing, and an office uses at this location.

The staff recommends the applicant's request for GO-MU-CO, General Office-Mixed Use-Conditional Overlay Combining District, zoning. The site under consideration meets the intent of the General Office district as it will serves community needs and city-wide needs. The property is located at the southeast intersection of two arterial roadways, Avery Ranch Boulevard and Pearson Ranch Road. The property the fronts onto Pearson Ranch Road, a newly constructed arterial roadway that connects Avery Ranch Boulevard to Highway 45/FM 620 Road, to the south.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Undeveloped
<i>North</i>	PUD	Primary Educational Facility (Patsy Sommer Elementary), Single-Family Residences
<i>South</i>	County	Undeveloped
<i>East</i>	I-RR	Undeveloped
<i>West</i>	I-SF-2	Undeveloped

AREA STUDY: N/A**TIA:** Waived**WATERSHED:** South Brushy Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**HILL COUNTRY ROADWAY:** Yes**NEIGHBORHOOD ORGANIZATIONS:**

Austin Heritage Tree Foundation
 Avery Ranch Homeowners Association, Inc.
 Bike Austin
 Davis Spring HOA
 Friends of Austin Neighborhoods
 Northwest Austin Coalition
 SELTEXAS
 Sierra Club, Austin Regional Group

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2016-0062 (Goddard School of Avery Ranch: 9409 ½ Pearson Ranch Road)	I-RR to LO	7/19/16: Approved staff's recommendation of LO zoning on consent (7-0, D. Breithaupt, Y. Flores, S. Harris and S. Lavani-absent); A. Denkler-1 st , A. Aguirre-2 nd .	8/11/16 : The public hearing was conducted and a motion to close the public hearing and approve Ordinance 20160811-064 for limited office (LO) district zoning was approved on consent on Mayor Pro Tem Tovo's motion, Council Member Pool's second on an 11-0 vote.
C814-2007-0055 (Pearson Place PUD)	LI, DR, CS-CO, County to PUD	N/A: Case withdrawn by applicant	N/A
C814-99-0001.06 (Avery Ranch PUD Amendment #6, Avery Ranch Boulevard)	PUD to PUD: To amend the PUD to split Tract I-C into two tracts (Tracts I-C and I-C-I), to permit the development of an elevated water storage tank on Track I-C-I and to waive Compatibility Standards that apply to this tract under Section 25-2-	12/04/07: Approved staff's recommendation for the PUD amendment by consent (8-0); J. Martinez-1 st , T. Rabago-2 nd .	1/10/08: Approved PUD amendment to change a condition of zoning by consent (7-0)

	1063 to allow a tank of 200 feet in height to be located within 123 feet of a proposed single-family subdivision, and to amend the Land Use table for the PUD as it pertains to Tract I-D to release this tract from reservation as a "civic site".		
C814-99-0001.05 (Avery Ranch PUD Amendment #5: 10500 Avery Club Drive)	PUD to PUD: To amend the PUD to rezone 14.694 acres of land from I-RR to PUD to be incorporated into Tracts III-G and III-H of the Avery Ranch Planned Unit Development (PUD) and to amend the Avery Ranch PUD Land Use Table to permit Village Center Residential (VCR) uses, Service Station use, Liquor Sales use (not to exceed 6,000 square feet and prohibiting Cocktail Lounge), and Mobile Home Residential use on Tract II-E of the PUD.	4/04/06: Approved staff's recommendation for PUD amendment by consent (7-0, T. Rabago, J. Pinnelli-absent); J. Martinez-1 st , J. Gohil-2 nd .	5/18/06: Approved PUD amendment by consent(7-0); all 3 readings
C814-99-0001.04 (Avery Ranch PUD Amendment #4: 14900 Avery Ranch Boulevard and 10550 Parmer Lane)	PUD to PUD: An amendment to the permitted use table for Tract II-B and Tract III-F2 to permit a Liquor Sales use on each tract that will not exceed 6,000 square feet and	9/06/05: Approved staff's recommendation of PUD zoning by consent (9-0)	10/06/05: Approved PUD zoning by consent (7-0); 1 st reading 01/12/05: Approved PUD amendment to allow additional permitted uses (6-0, D. Thomas-absent); 2 nd /3 rd readings

	prohibiting Cocktail Lounge uses on these tracts within the PUD.		
C814-99-0001.03 (Avery Ranch PUD Amendment #3: Avery Ranch Boulevard at Parmer Lane)	PUD to PUD: To request changes to Exhibit "H" of the PUD, the Open Space, Parks, and Trails Plan to make changes to the alignment of the trail layout in the approved parkland areas, to relocate a proposed neighborhood park from the east side of Parmer Lane (currently shown on Tract III-D) to the west side of Parmer Lane (now shown on Tract I- C) along Avery Ranch Boulevard, and to add a Round Rock Independent School District tract and a Leander Independent School District tract of land to the PUD Land Use Plan and to amend Part 10 of the PUD Ordinance to clarify that future city parkland can first be conveyed to a third party trustee (non- profit entity approved by the Parks and Recreation Department), for the purpose of facilitating grant applications, as long as the conveyance	9/21/04: Approved staff's recommendation of PUD amendment by consent (7-0, K. Jackson-off dais, J. Gohil-absent)	5/12/05: Postponed indefinitely by the applicant (7-0)

	requires re-conveyance to the City or to another City approved governmental entity for public park use no later than January 1, 2006.		
C814-99-0001.02 (Avery Ranch PUD Amendment #2: Avery Ranch Boulevard at Parmer Lane)	PUD to PUD: To amend the PUD to remove a condition in ordinance that states, "If 50 percent or more of the single family lots in the PUD have a lot size of 6,300 square feet or greater, the maximum impervious cover for commercial development within the PUD shall be limited to 60 percent of the net site area of the commercial lots." and to change the permitted use table for Tract II-B to allow a 4,250 square foot building footprint for a Laundry Services use.	1/28/03: Approved staff's recommendation of PUD zoning (6-0, J. Martinez, K. Jackson-off dais)	2/27/03: Granted PUD zoning as rec. by the ZAP Commission on 1 st reading (6-0, Goodman-off dais) 4/24/03: Approved PUD (6-0, Garcia-off dais); 2 nd /3 rd readings
C814-99-0001.01 (Avery Ranch PUD Amendment #1: 15201 Avery Ranch Boulevard at 10500-10550 Parmer Lane)	PUD to PUD: To amend the PUD to add service station to the list of permitted uses for Parcel III-F2	6/18/02: Posponed to 7/16/02 by the applicant (8-0, A. Adams-absent) 7/16/02: Postponed to 7/30/02 by the staff for re-notification purposes (6-0, M. Casias/ D. Castaneda/ K. Jackson-absent) 7/30/02: Postponed to 9/10/02 by the applicant and neighborhood (6-0,	10/10/02: Granted PUD on 1st reading (7-0) 1/30/03: Approved PUD amendment (7-0); 2 nd /3 rd readings

		ridge-absent) 9/10/02: Approved staff's recommendation for PUD zoning; by consent (6-0, D. Castaneda-absent)	
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RELATED CASES: N/A

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Pearson Ranch Road	114 ft.	84 ft.	Arterial	Yes	No	No

CITY COUNCIL DATE: December 8, 2016

ACTION:

ORDINANCE READINGS: 1st

2nd

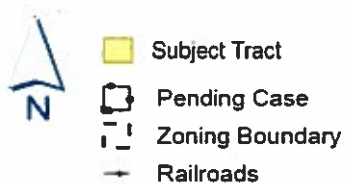
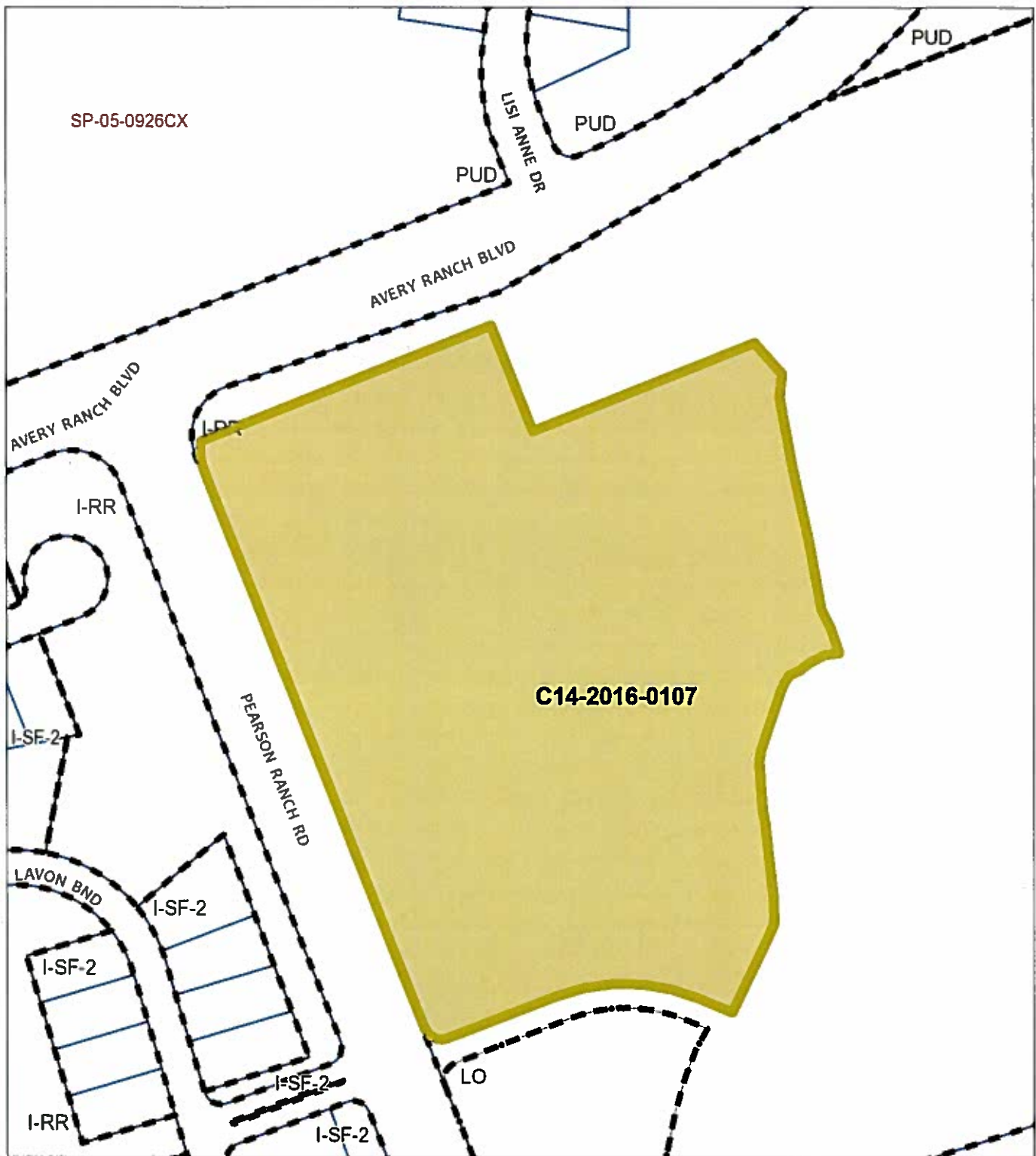
3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 512-974-3057

sherri.sirwaitis@austintexas.gov



100 200 Feet

1" = 200'

ZONING

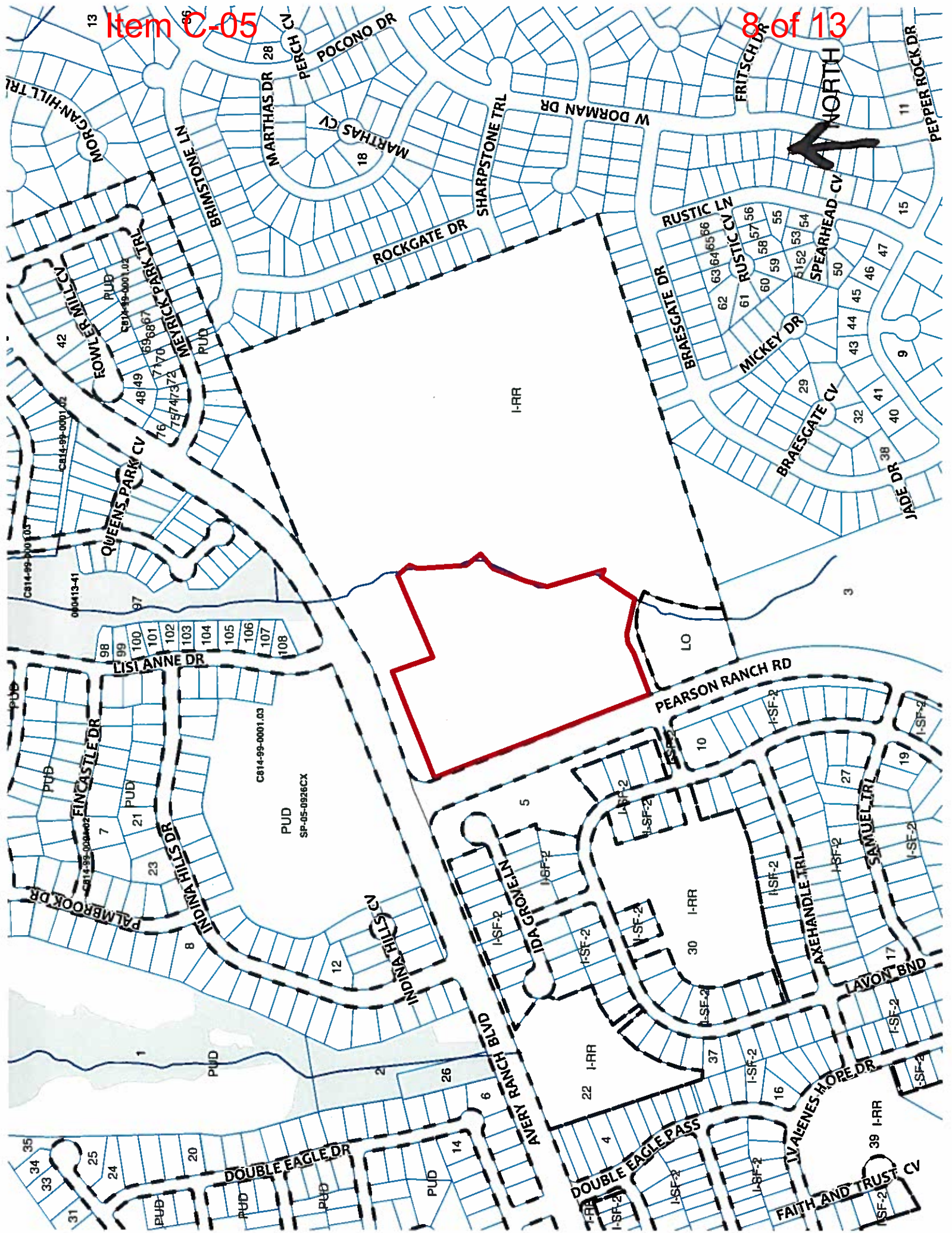
ZONING CASE#: C14-2016-0107

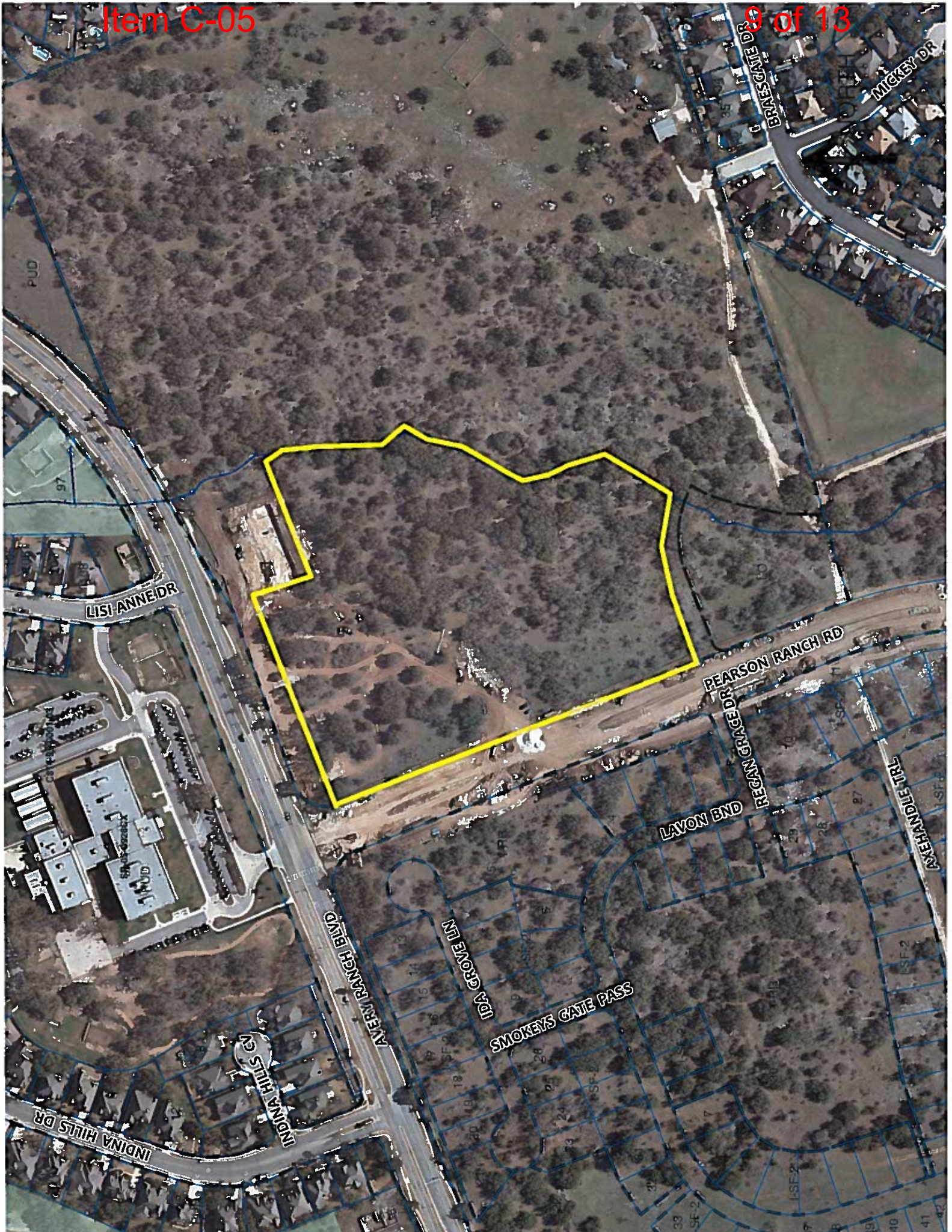
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Created 10/03/16





STAFF RECOMMENDATION

The staff's recommendation is to grant GO-MU-CO, General Office-Mixed Use-Conditional Overlay Combining District, zoning. The conditional overlay will limit the development intensity for 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.*

General office (GO) district is the designation for an office or commercial use that serves community and city-wide needs. A building in a GO district may contain one or more different uses.

The purpose of a mixed use (MU) combining district is to allow office, retail, commercial, and residential uses to be combined in a single development.

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

The proposed zoning is compatible and consistent with surrounding zoning and land use patterns as there is an existing elementary school (Patsy Sommer Elementary School) to the north of this tract of land at the northern intersection of Avery Ranch Boulevard and Pearson Ranch Road. The properties to the west, across Pearson Ranch Road are platted for single-family residential development.

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

The GO district would permit the applicant to develop the property with an office or civic use that would provide services to the surrounding residential areas. The proposed MU, Mixed Use, Combining District will allow for a mixture of office, civic and residential uses to be developed on the site.

EXISTING CONDITIONS**Site Characteristics**

The site under consideration is a large undeveloped tract of land located at the southeastern corner of Avery Ranch Boulevard and Pearson Ranch Road. The properties to the north, south, east and west are undeveloped.

Comprehensive Planning**I-RR to GO-CO-MU**

This zoning case is located on southeast corner of Pearson Ranch Road and Avery Ranch Blvd., on 14.4 acres, which is part of a larger undeveloped 58.66 acre parcel, which is located in Williamson County. The property is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes an elementary school and single family housing to the north; single family housing and vacant land to the south; single family housing to the east; and vacant land to the west. The proposed use is a congregant living facility, retirement housing, and an office.

Connectivity

No public transit stops are located within walking distance of this site. Public sidewalks are located along both sides of this street. The Walkscore for this site is 6/100, meaning almost all errands require a car.

Imagine Austin

The property is not located along an ‘Activity Corridor’ or ‘Activity Center’ as identified on the Imagine Austin’s Growth Concept Map. Activity Corridors are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, **apartments**, public buildings, houses of worship, mixed-use buildings, **and offices**.

The following Imagine Austin policies are applicable to this case:

- **LUT P3.** Promote development in compact centers, communities, or **along corridors** that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- **HN P1.** Distribute a variety of housing types throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin’s diverse population.
- **HN P5.** Promote a diversity of land uses throughout Austin to allow a variety of housing types including rental and ownership opportunities for singles, families with and without children, seniors, persons with disabilities, and multi-generational families.
- **HN P11.** Protect neighborhood character by directing growth to areas of change and ensuring context sensitive infill in such locations as designated redevelopment areas, corridors, and infill sites.
- **HN P15.** Protect neighborhood character by providing opportunities for existing residents who are struggling with rising housing costs to continue living in their existing neighborhoods.

Analysis and Conclusions:

Although Avery Ranch Road is not identified as an Activity Corridor by Imagine Austin, it is a major arterial roadway in this area of Austin. The road includes a variety of residential, commercial, and civic uses, which provide much needed goods, services and amenities to the large number of residential subdivisions located in the area.

Environmental

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

According to floodplain maps there is a floodplain within 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.

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 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 GR zoning district would be 90%. 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 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%

Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

The site is subject to compatibility standards along **ALL** property lines. These standards include height and setback provisions, and other design regulations as indicated in *Article 10: Compatibility Standards* in the *City of Austin Land Development Code*.

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

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

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]

FYI, Chad Cramer, 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.

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane is recommended for Avery Ranch Boulevard.

If the requested zoning is granted, it is recommended at the time of Subdivision or Site Plan review that Sharpstone Trail be extended through the property in accordance with our Complete Streets Policy Ordinance #20140612-119 for connectivity to Pearson Ranch Road and Avery Ranch Boulevard.

If the requested zoning is granted, it is recommended at the time of Subdivision or Site Plan review that Mickey Drive be extended through the property in accordance with our Complete Streets Policy Ordinance #20140612-119 for connectivity to Pearson Ranch Road and Avery Ranch Boulevard.

TR1. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Avery Ranch Blvd	115'	65'	Major Arterial Divided 4 Lanes	Yes	Yes	No
Pearson Ranch Road	115'	Varies	Major Arterial Divided 4 Lanes	Yes	No	No

Water Quality

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

This project is located at 9413-1/2 PEARSON RANCH RD and is within the South Brushy Creek watershed(s), which are classified as Suburban Watershed. This project located within the Edwards Aquifer Contributing Zone.

No comments