

**ZONING CHANGE REVIEW SHEET****CASE:** C14-2017-0121 (Ida Ridge Condos)**Z.A.P. DATE:** March 20, 2018**ADDRESS:** 13708, 13710, 13800 and 13802 Ida Ridge Drive**DISTRICT AREA:** 7**OWNER/APPLICANT:** Patel & Olivarez, LLC (Jignesh Patel and Daniel Olivarez),  
Dhoom Production (Vishal Dave)**AGENT:** The Modern Design Studio (Luis Manuel Carrillo)**ZONING FROM:** CS-CO**TO:** CS-MU-CO**AREA:** 1.88 acres**SUMMARY STAFF RECOMMENDATION:**

The staff recommendation is to grant GR-MU, Community Commercial Services-Mixed Use, Combining District zoning.

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

The site under consideration consists of a four vacant lots fronting onto Ida Ridge Drive. The property to the north, at the southwest corner of Ida Ridge Drive and W. Howard Lane, is developed with a day care facility (Star Montessori School). To the south, there is an undeveloped tract and a parking lot for a religious assembly use (New Life Church). Across Ida Ridge Drive to the east, there is an office complex. The large lot to the west is a shopping center (Market at Wells Branch) located at the corner of Burnet Road and W. Howard Lane. The applicant is requesting to rezone the property to add a mixed use overlay because they would like to develop condominium residences on the site.

The staff is recommending GR-MU zoning at this location because the property is within an area that contains a mixture of residential and commercial uses. This site meets the intent of the GR, Community Commercial District as it fronts onto a collector street and is near the intersection with a major arterial roadway, W. Howard Lane. GR-MU zoning would be consistent with the current GR-CO and GR zoning to the north and west of this site. The addition of the MU combining would provide more opportunities for the development of these lots along a collector roadway. The proposed zoning will create a transition from the commercial zoning at the intersection of Burnet Road/Mopac and W. Howard Lane to the west to the office use at the corner of Ida Ridge Drive and W. Howard Lane to the east.

The applicant agrees with the staff recommendation.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	CS-CO	Undeveloped
<i>North</i>	CS-CO, GR-CO	Undeveloped, Day Care Facility (Star Montessori School)
<i>South</i>	CS-CO, IP	Undeveloped Tract, Religious Assembly and Parking Area (New Life Church)
<i>East</i>	GO	Office Complex
<i>West</i>	GR, CS-1	Shopping Center (Market at Wells Branch: Texaco, McDonalds, Pizza Hut, Johnny Bean, The Rolling Rooster, Visoncare, Bedeck Beauty Salon, 360 Training, Wanfu II, Jumpoline, National American University, Chardonnay Liquor Store, Chiropractor, Cleaners and Alterations, Health Market, Subway Sandwiches, Walgreen's)

**AREA STUDY:** North Lamar Area Study**TIA:** Deferred**WATERSHED:** Walnut Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** N/A**HILL COUNTRY ROADWAY:** N/A**NEIGHBORHOOD ORGANIZATIONS:**

Bike Austin  
 Friends of Austin Neighborhoods  
 Homeless Neighborhood Association  
 North Growth Corridor Alliance  
 SELTEXAS  
 Sierra Club, Austin Regional Group  
 Wells Branch Neighborhood Association

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
C14-2015-0041 (Trial's Rezoning: 13805 Orchid Lane)	GR to CS	6/02/15: Approved staff's recommendation of CS-CO zoning on consent (6-0); G. Rojas-1 <sup>st</sup> , S. Compton-2 <sup>nd</sup> .	6/11/15: Approved CS-CO zoning on consent on all 3 readings (11-0); A. Kitchen-1 <sup>st</sup> , P. Renteria-2 <sup>nd</sup> .
C14-2010-0156 (2609 and 2701 Daisy Drive)	CS to CS-MU	11/02/10: Approved the staff's recommendation of CS-MU-CO zoning, with CO to limit the site to 2,000 vehicle trips per day, on consent (7-0); S. Baldrige, G. Bourgeois-2 <sup>nd</sup> .	12/09/10: Approved CS-MU-CO zoning on consent on all 3 readings (7-0); Spelman-1 <sup>st</sup> , Martinez-2 <sup>nd</sup> .
C14-2007-0109 (2600 Gardenia Drive)	CS to CS-MU	8/21/07: Approved staff's recommendation of CS-MU-CO zoning with added condition to prohibit drive-in service by consent (7-0, K. Jackson-absent);	9/27/07: Approved CS-MU-CO zoning by consent (5-0, B. Dunkerley-absent, J. Kim- off the dais)

		J. Martinez-1 <sup>st</sup> , J. Gohil-2 <sup>nd</sup> .	
C14-05-0035 (3101 – 3105 West Howard Lane)	GO to GR	4/19/05: Approved staff's recommendation of GR-CO, with a CO for a 2,000 vtpd by consent (7-0, C. Hammond, K. Jackson-absent); J. Martinez-1 <sup>st</sup> , M. Hawthorne-2 <sup>nd</sup> .	3/19/05: Approved GR-CO (6-0; Thomas- off dais); 1 <sup>st</sup> reading  6/09/05: Approved GR-CO by consent(6-0, McCracken-off dais); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C14-03-0188 (13201-13205 Burnet Road)	GO to GR	4/3/04: Approved staff's recommendation of GR zoning, by consent (9-0)	3/4/04: Granted GR zoning (6-0, McCracken-absent); all 3 readings
C14-03-0181 (2401 West Howard Lane)	GR to CS-1	2/3/04: Approved staff recommendation of CS-1-CO zoning, with a 2,000 vehicle trip limit per day (9-0)	3/4/04: Granted CS-1-CO (6-0, McCracken-absent); all 3 readings
C14-00-2205	GR to LI	12/5/00: Approved staff rec. of CS-CO (as amended by applicant) by consent (8-0); conditions as follows: 1) Height limit of 40 feet 2) Prohibit Adult Oriented Businesses 3) 2,000 vehicle trip per day limit	1/18/01: Approved CS-CO w/conditions; (6-0); all 3 readings
C14-00-2112	IP to MF-3	9/19/00: Approved staff alt. rec. of MF-3-CO by consent (9-0)	10/26/00: Approved MF-3-CO on 1 <sup>st</sup> reading (7-0)  12/7/00: Approved MF-3-CO (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C14-00-2179	IP to SF-2, SF-3, MF-1	10/17/00: Approved staff rec. of SF-2 (TR1), SF-3 (TR 2), and MF-1 (TR3) by consent (8-0)	11/30/00: Approved SF-2-CO (TR1), SF-3-CO (TR2); MF-1-CO (TR3) w/condition of 2,000 vehicle trip per day limit (7-0); all 3 readings

**RELATED CASES:** C14-85-149 (North Lamar Area Study), C14-95-0051 (Previous Zoning Case)

**ABUTTING STREETS:**

<b>Name</b>	<b>ROW</b>	<b>Pavement</b>	<b>Classification</b>	<b>Sidewalks</b>	<b>Bike Route</b>	<b>Capital Metro</b>
Ida Ridge Drive	~90'	~62'	Collector	Opposite side of street	No	Yes

**CITY COUNCIL DATE:** April 26, 2018

**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>

2<sup>nd</sup>

3<sup>rd</sup>

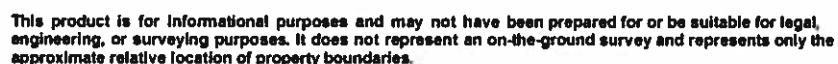
**ORDINANCE NUMBER:**

**CASE MANAGER:** Sherri Sirwaitis

**PHONE:** 512-974-3057,  
[sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)



Case#: C14-2017-0121



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**Created: 2/27/2018**











## STAFF RECOMMENDATION

The staff recommendation is to grant GR-MU, Community Commercial Services-Mixed Use, Combining District zoning.

## BASIS FOR RECOMMENDATION

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

Community commercial (GR) district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.

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 will promote consistency and orderly planning because the property is located within an area that contains a mixture of residential and commercial uses. The lots to the north and west are zoned GR-CO and GR and permit commercial development.

The proposed zoning will create a transition from the commercial zoning at the intersection of Burnet Road/Mopac and W. Howard Lane to the west to the office use at the corner of Ida Ridge Drive and W. Howard Lane to the east.

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

GR-MU zoning would allow for a fair and reasonable use of the property because the proposed district will permit the applicant to develop commercial and or residential uses on the site that are consistent with the surrounding land use patterns in this area. The addition of MU combining district will provide more opportunities for the development of these lots along a collector roadway.

## EXISTING CONDITIONS

### Site Characteristics

The site under consideration consists of a four undeveloped lots with moderate vegetation that front onto Ida Ridge Drive. The property to the north, at the southwest corner of Ida Ridge Drive and W. Howard Lane, is developed with a day care facility (Star Montessori School). To the south, there is an undeveloped tract and a parking lot for a religious assembly use (New Life Church). Across Ida Ridge Drive to the east, there is an office complex. The large lot to the west is a shopping center (Market at Wells Branch) located at the corner of Burnet Road and W. Howard Lane.

### Comprehensive Planning

This zoning case is located on the west side of Ida Ridge Drive, just off of W. Howard Lane, on a vacant property that is 2 acres in size. This property is not located within the boundaries of a Neighborhood Planning Area. Surrounding land uses includes a Montessori school to the north; vacant land to the south; an office building to the east; and a large retail center to the west. The proposed use is a 16 unit (2 and 3 bedroom unit) condo project.

**Connectivity:** There is a CapMetro transit stop within walking distance to this site but there are no public sidewalks located along Ida Ridge Drive or the south side of this section of Howard Lane. The Walkscore for this property 40/100, Car Dependent, meaning most errands are dependent on a car. The AARP Livability Index Score is 56/100.

### **Imagine Austin**

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan (IACP) identifies this project as being located along by an Activity Corridor (W. Howard Lane) and a Neighborhood Center. 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. A Neighborhood Center is the smallest and least intense of the three types of activity centers outlined in the Growth Concept Map, with a focus on creating local businesses and services—including doctors and dentists, shops, branch libraries, dry cleaners, hair salons, coffee shops, restaurants, and other small and local businesses that generally serve the center and surrounding neighborhoods.

The following IACP policies are relevant 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.

**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.

**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 P10.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

### **Analysis and Conclusion**

Based upon this property being located by an Activity Corridor and a Neighborhood Center, which promotes housing, retail and services, and the IACP policies referenced above that supports a variety of land uses including residential, this project appears to be supported by the Imagine Austin Comprehensive Plan.

### **Environmental**

The site is located over the North Edwards Aquifer Recharge Zone. The site is in the Walnut 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 no floodplain within or adjacent to 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.

Some 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 zoning district would be **95%**. 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 Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	45%	50%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	65%
Commercial	65%	70%

Note: The most restrictive impervious cover limit applies.

### **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.

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 storm water runoff will be mitigated through on-site storm water detention ponds, or participation in the City of Austin Regional Stormwater Management Program, if available.

### **Transportation**

Per Ordinance No. 20170302-077, off-site transportation improvements and mitigations may be required at the time of site plan application.

It is recommended that joint access be provided for the 3 lots along Ida Ridge Drive.

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

A Traffic Impact Analysis shall be required at the time of site plan if triggered per LDC 25-6-113. LDC, Sec. 25-6-113.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Ida Ridge Drive	~90'	~62'	Industrial Collector	Opposite side of street	No	Yes

### **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 Austin Water for compliance with City criteria and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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.