

ZONING CHANGE REVIEW SHEET**CASE:** C14-2018-0063 (12427 Tech Ridge Boulevard)**Z.A.P. DATE:** July 17, 2018**ADDRESS:** 12427 Tech Ridge Boulevard**DISTRICT AREA:** 7**OWNER/APPLICANT:** Tech Ridge Phase VI, LP (Paul M. Juarez)**AGENT:** Metcalfe Wolff Stuart & Williams (Michele Rogerson Lynch)**ZONING FROM:** GR**TO:** CS-CO***AREA:** 1.118 acres

*The applicant is proposing a conditional overlay to prohibit the following uses on the property: Agricultural Sales and Service, Building Maintenance Services, Campground, Commercial Blood Plasma Center, Electronic Prototype Assembly, Electronic Testing, Equipment Repair Services, Equipment Sales, Food Preparation, Kennels, Laundry Services, Monument Retail Sales, Plant Nursery, Vehicle Storage, Veterinary Services, Limited Warehousing and Distribution, Indoor Crop Production, Maintenance and Service Facilities, Transitional Housing, Transportation Terminal.

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant CS-CO, General Commercial Services-Conditional Overlay Combining District, zoning. The proposed conditional overlay includes the request from the applicant to prohibit Agricultural Sales and Service, Building Maintenance Services, Campground, Commercial Blood Plasma Center, Electronic Prototype Assembly, Electronic Testing, Equipment Repair Services, Equipment Sales, Food Preparation, Kennels, Laundry Services, Monument Retail Sales, Plant Nursery, Vehicle Storage, Veterinary Services, Limited Warehousing and Distribution, Indoor Crop Production, Maintenance and Service Facilities, Transitional Housing, Transportation Terminal uses on the property.

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

The property in question is a 1.12 acre footprint of land that is currently undeveloped. The tract to the north contains a hotel/motel use (Townplace Suites Marriott). The lots to the west are undeveloped. There is a detention pond to the south and there are multifamily complexes (Silver Spring Apartments, Oxford at Tech Ridge Apartment Homes) across Yager Lane. To the east, there is a developing convalescent services use (Techridge Oaks Assisted Living Facility). The applicant is requesting to rezone the property to CS-CO to construct a convenience storage use in along the eastern side of a larger 3.295 acre tract. The rest of the property to the west (2.177 acres) will remain zoned GR and will be developed with office uses (see Application for Rezoning Letter – Attachment A).

The staff is recommending the applicant's request for CS-CO, General Commercial Services-Conditional Overlay Combining District, zoning at this location because the proposed CS-CO zoning is consistent and compatible with the commercial zoning patterns at the southeast corner of a collector roadway, East Yager Lane / Canyon Ridge Drive and an arterial roadway, Tech Ridge Boulevard.

This small footprint of CS-CO zoning will permit the applicant to develop a Convenience Storage use on the property in a commercial area that will provide services for the existing multifamily residential developments to the south and west.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR	Undeveloped
<i>North</i>	GR	Hotel (Townplace Suites Marriott)
<i>South</i>	GR, MF-3-CO	Detention Pond, Multifamily (Silver Spring Apartments, Oxford at Tech Ridge Apartment Homes)
<i>East</i>	LR	Convalescent Services (Techridge Oaks Assisted Living Facility)
<i>West</i>	GR	Undeveloped

AREA STUDY: N/A

TIA: Subject to an approved TIA

WATERSHED: Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Austin Neighborhoods Council
 Bike Austin
 Friends of Austin Neighborhoods
 Friends of Copperfield Nature Trails
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 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
C14-01-0130 (1000 E. Yager Lane)	DR to GR	11/13/01: Approved staff's recommendation of LR-CO zoning, with a 2,000 vehicle trip per day limit, adding a 25' vegetative buffer along the northern property line, for the properties fronting Markham Lane. (8-0, J. Martinez-absent); K.	12/13/01: Approved ZAP recommendation by consent (7-0); 1 st reading 01/17/02: Approved LR-CO (7-0); 2 nd /3 rd readings

		Jackson-1 st , M. Casias-2 nd .	
C14-01-0051	SF-6	Approved SF-6 by consent. (7-0, Ortiz, Robertson-absent)	Approved SF-6, on all 3 readings (6-0)

RELATED CASES: SP-05-1663D (Site Plan)
 SP-02-0394D (Site Plan)
 C8-95-0208.01 (Revised Preliminary Plan)

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
E Yager Lane / Canyon Ridge Drive	80 feet	50 feet	Collector	Yes	Yes, bike lane	Yes

CITY COUNCIL DATE: August 23, 2018

ACTION:

ORDINANCE READINGS: 1st

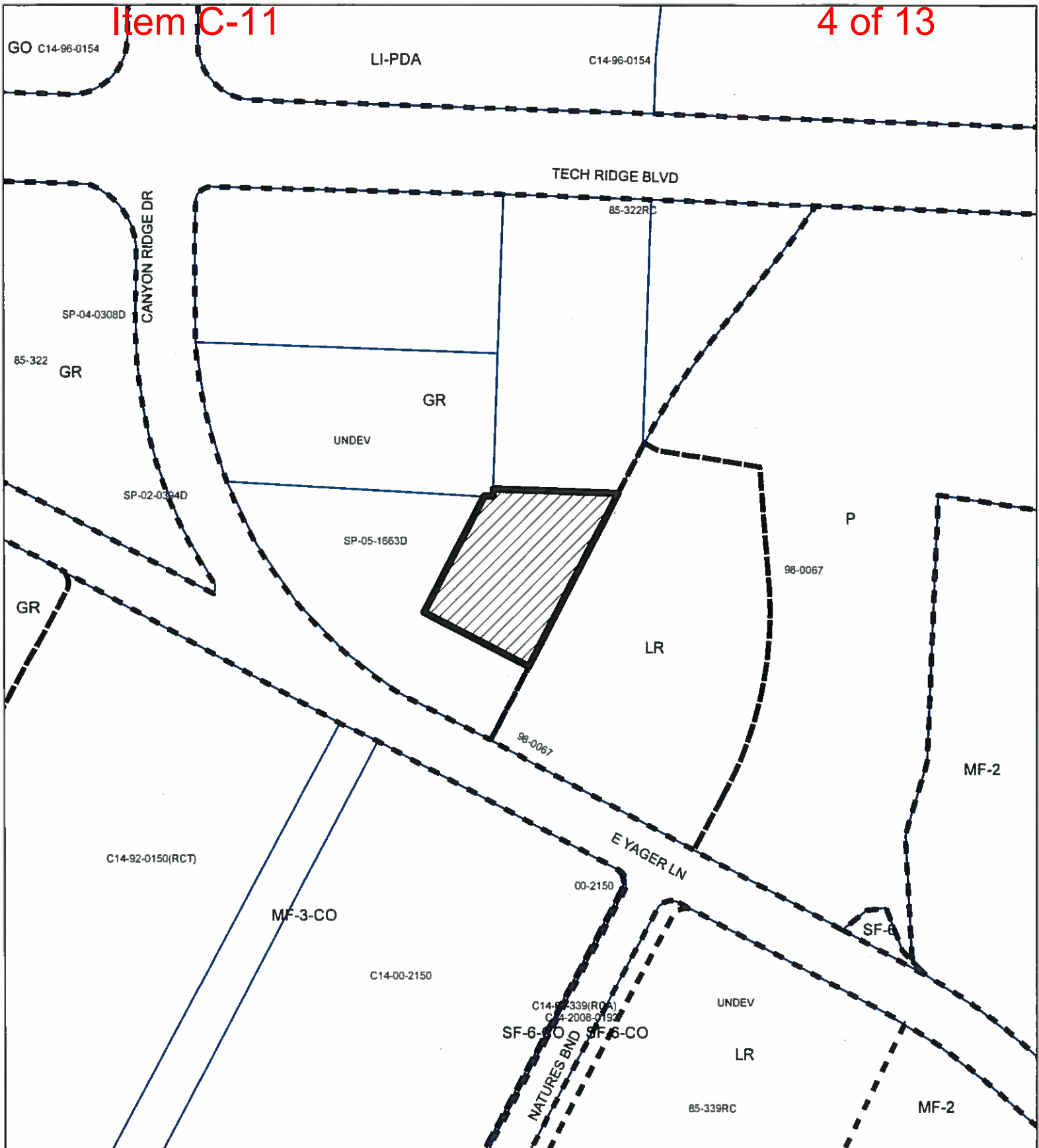
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 512-974-3057,
sherri.sirwaitis@austintexas.gov



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

Zoning Case

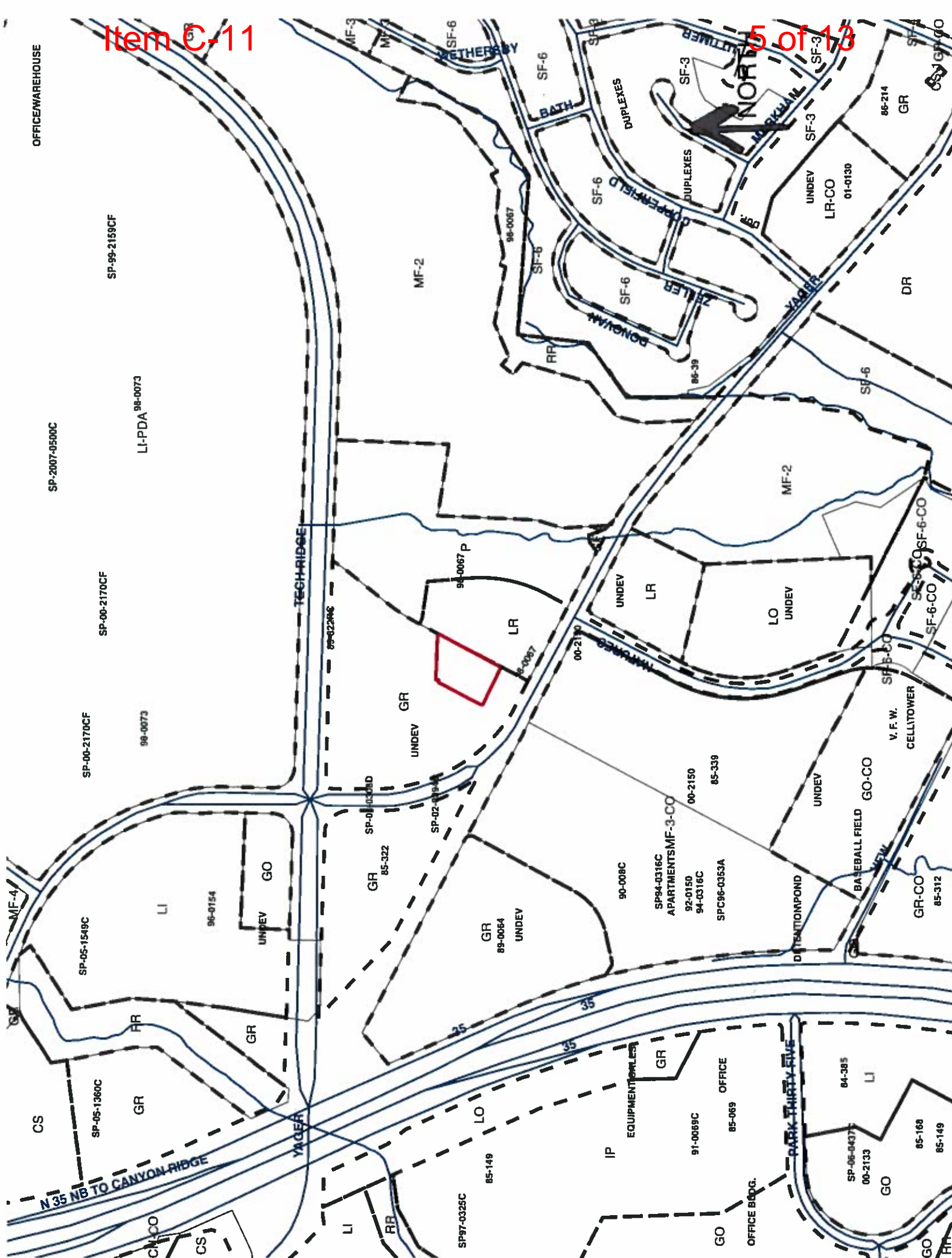
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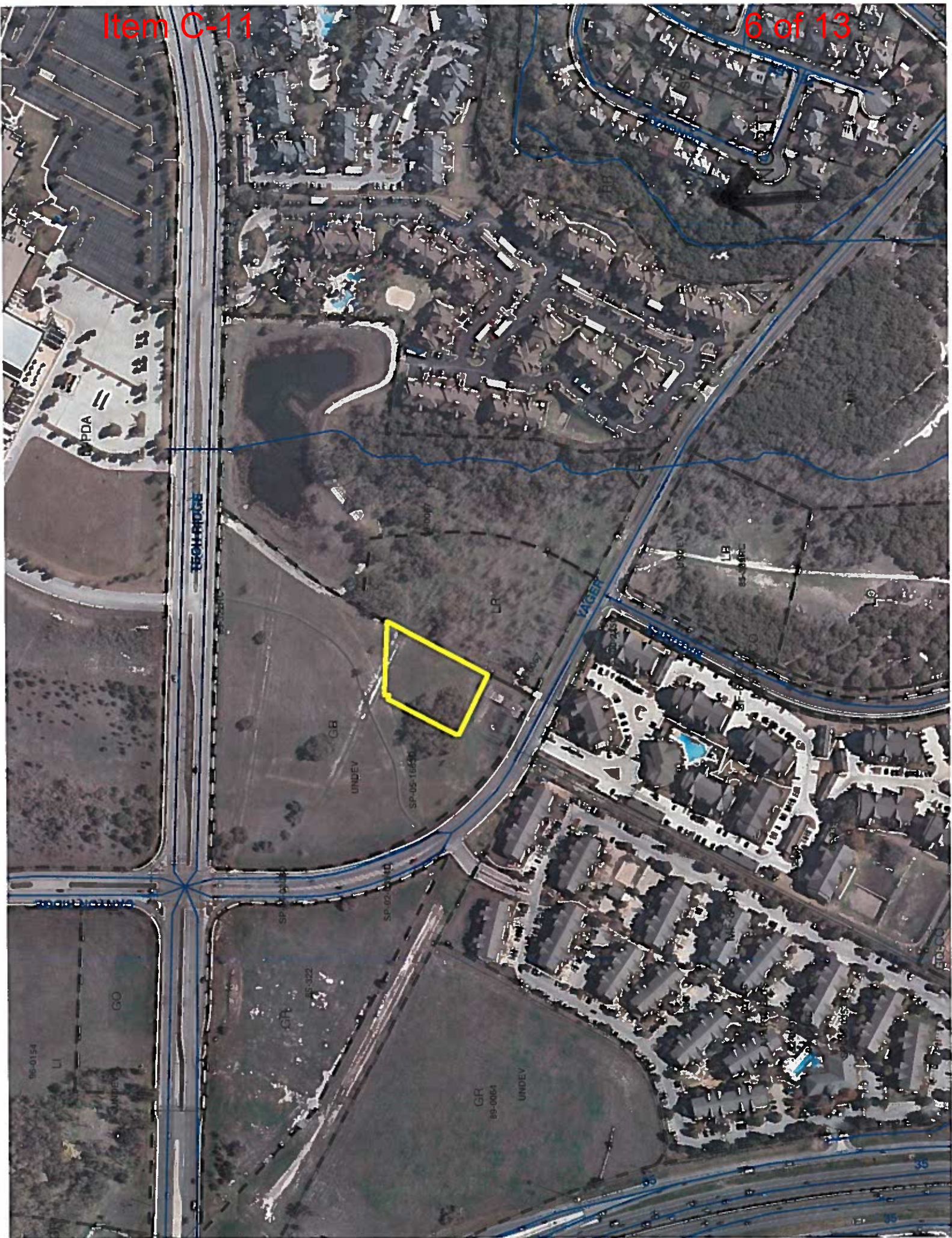
1" = 200'

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.

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STAFF RECOMMENDATION

The staff's recommendation is to grant CS-CO, General Commercial Services-Conditional Overlay Combining District, zoning. The proposed conditional overlay includes the request from the applicant to prohibit Agricultural Sales and Service, Building Maintenance Services, Campground, Commercial Blood Plasma Center, Electronic Prototype Assembly, Electronic Testing, Equipment Repair Services, Equipment Sales, Food Preparation, Kennels, Laundry Services, Monument Retail Sales, Plant Nursery, Vehicle Storage, Veterinary Services, Limited Warehousing and Distribution, Indoor Crop Production, Maintenance and Service Facilities, Transitional Housing, Transportation Terminal uses on the property.

BASIS FOR RECOMMENDATION

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

General commercial services (CS) district is the designation for a commercial or industrial use of a service nature that has operating characteristics or traffic service requirements that are incompatible with residential environments.

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

The proposed CS-CO zoning footprint is consistent and compatible with the commercial zoning patterns at the southeast corner of a collector roadway, East Yager Lane / Canyon Ridge Drive and an arterial roadway, Tech Ridge Boulevard.

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

The small area of CS-CO zoning will permit the applicant to develop a Convenience Storage use on the property in a commercial area that will serve the existing multifamily residential developments to the south and west.

EXISTING CONDITIONS**Site Characteristics**

The site under consideration is a 1.12 acre footprint of land that is currently undeveloped. It is part of a larger 3.295 acre tract of land that is zoned GR and is proposed to be developed with office uses. The property to the north is developed with a hotel/motel use (Townplace Suites Marriott). The lots to the west are undeveloped. There is a detention pond to the south and there are multifamily complexes (Silver Spring Apartments, Oxford at Tech Ridge Apartment Homes) across Yager Lane. To the east, there is a developing convalescent services use (Techridge Oaks Assisted Living Facility).

Hill Country Roadway

The site is not within a Hill Country Roadway Corridor.

Comprehensive Planning

Tuesday June 26, 2018

This zoning case is located on the south side of Tech Ridge Blvd., on an undeveloped tract of land that is approximately 1.12 acres in size (part of a larger 3.29 acre tract) of undeveloped land, which is not located within the boundaries of a neighborhood planning area. Surrounding land uses include a hotel use, vacant land, a large office park (Dell) to the north; apartment complexes to the south; undeveloped land and IH-35 to the west, and an assisted living facility to the east. The proposed use is convenience storage/shared office facility.

Connectivity: The Walkscore for this property 35/100, *Car Dependent*, meaning most errands require a car. A public sidewalk and bike lanes are located along both sides of Tech Ridge Blvd., and along this portion of IH-35 frontage road, leading to a large shopping center located to the north. A CapMetro transit stop is located 800 ft. away from this property. The area is defined as park deficient on the City of Austin Property Profile app. There are no existing urban trails in the area although walking trails are located within the Walnut Creek Metro Park.

Imagine Austin

Tech Ridge Blvd. is not located by an Activity Center or along an Activity Corridor. The following Imagine Austin policies are taken from Chapter 4 of the IACP, which specifically discusses infill development:

☐ **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 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.

Impervious Cover

The maximum impervious cover allowed by the CS 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 is limited by the watershed regulations. 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.

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%

In the Water Quality Transition Zones, impervious cover is limited to 30%.

Note: The most restrictive impervious cover limit applies.

Environmental

Monday June 25, 2018

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 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.

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 512-974-1876. 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.

Site Plan

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when a 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

The site is subject to the approved TIA with zoning case # C14-85-322. At the time of the site plan application, provide a TIA Waiver letter from a Certified Traffic Engineer indicating how many trips have been used, how many trips are left, etc. Additionally, provide a copy of fiscal receipts to ensure the site complies with any identified required mitigations. The TIA may need to be revised upon further review and mitigation may be required at the time of the site plan application. FYI – the applicant's request for a conditional overlay limiting the site to 2,000 trips per day is not applicable since the site is subject to an approved TIA.

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

Janae Spence, Urban Trails, Public Works Department, Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056. *On July 11, 2018, Mike Schofield replied that they would like the applicant to build a 10' trail on the east side of their property in place of bicycle facilities. This comment will be addressed during the site plan review stage of development.

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane is recommended for E Yager Street. Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments and requirements for right-of-way dedication and bicycle facility construction in accordance with LDC 25-6-55 and LDC 25-6-101. Please review the [Bicycle Master Plan](#) for more information.

FYI – existing driveways and sidewalks may be required to be removed and/or reconstructed according to City of Austin standards at the time of the site plan application.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
E Yager Lane / Canyon Ridge Drive	80 feet	50 feet	Collector	Yes	Yes, bike lane	Yes

Water and Wastewater

Thursday June 14, 2018

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 Austin Water 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 fees once the landowner makes an application for Austin Water utility tap permits.

FYI: Dedication of private streets and public utility easements does not obligate the City to approve the placement of City water and wastewater mains within same. Water and wastewater service shall be provided to each lot at their Right of Way frontage.

MICHELE ROGERSON LYNCH
512.404.2251
mlynch@mwswtexas.com

June 12, 2018

Mr. Greg Guernsey, Director
Planning and Zoning Department
505 Barton Springs Road, 5th Floor
Austin, Texas 78704

Via Hand Delivery

Re: Application for Rezoning; 1.118 acres located at 12427 Tech Ridge Blvd. (the "Property")

Dear Mr. Guernsey:

As representatives of the owner of the above stated Property we respectfully submit the attached application for rezoning. The Property is located at 12427 Tech Ridge Blvd. (see Location Map attached). The Property is currently zoned Community Commercial (GR) and the proposed zoning will be General Commercial Services Conditional Overlay (CS-CO). The Property is part of an overall 3.295 acre tract, of which 1.118 acres is being rezoned CS-GO and 2.177 acres will remain GR. The rezoning is needed to allow for a Convenience Storage use, which is not allowed in GR. The remaining GR tract will be developed as an Office use. The Property will prohibit uses that are not shared between CS and GR, with the exception of Convenience Storage (see Prohibited Uses attached).

The Property is currently not within a neighborhood plan; therefore a plan amendment is not required. Surrounding zoning includes Community Commercial (GR) to the west, Multifamily Residence Medium Density Conditional Overlay (MF-3-CO) to the south, Neighborhood Commercial (LR) to the east, and Community Commercial (GR) to the north. Surrounding land uses include Hotels, Assisted Living Center, Multifamily Apartments, and undeveloped land.

The Property will be used as a facility to serve as a unique office-sharing and personal storage facility. Shared workspaces will be available to individuals and small businesses to have flexible office situations that promote unique staffing structures. The proposed use and building will not generate more than 2,000 trips per day, therefore a Traffic Impact Analysis (TIA) is not required at this time, and the owner of the Property will stipulate to a conditional overlay requiring that the Property will not exceed 2,000 trips per day.

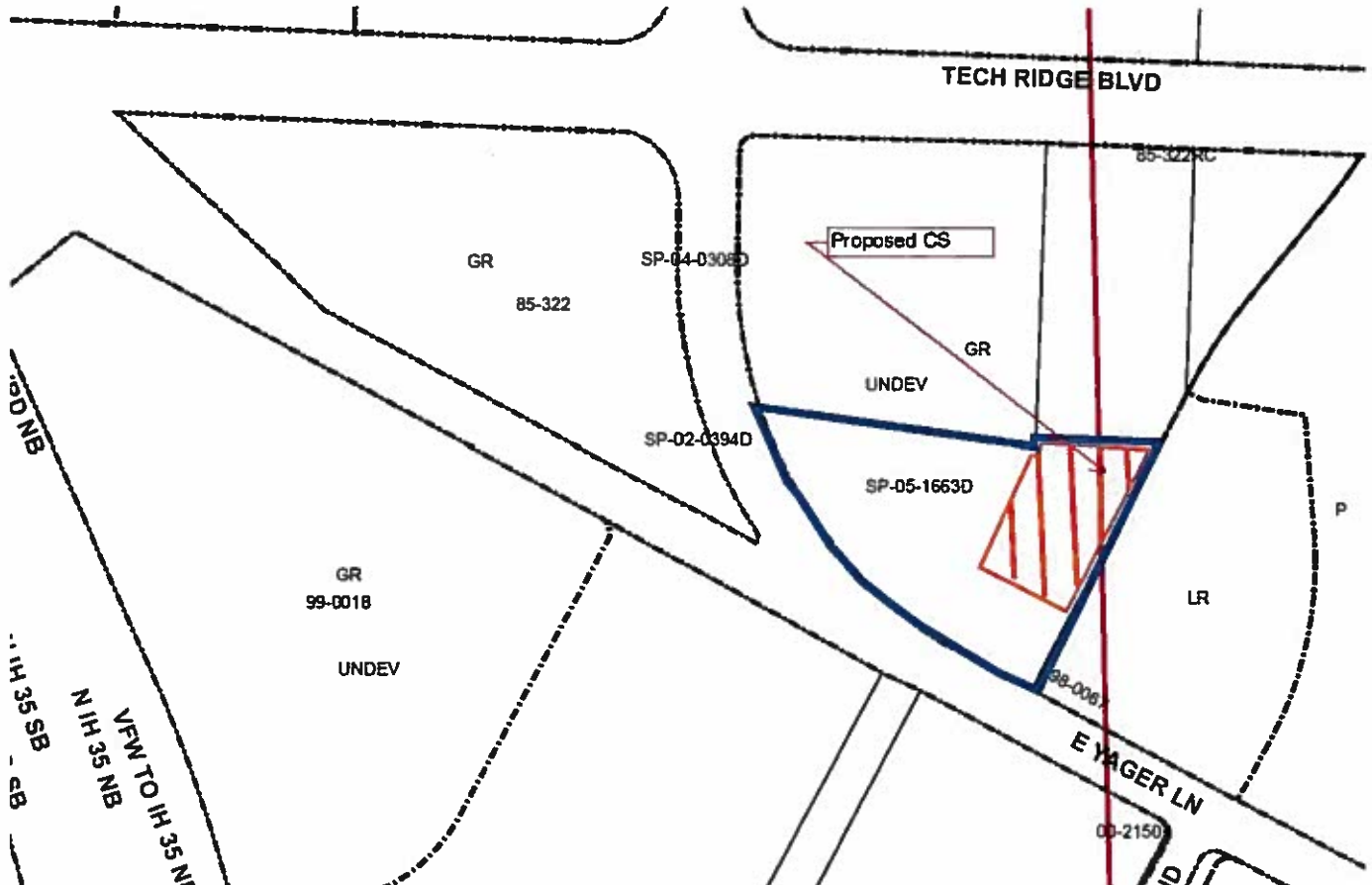
If you have any questions about this Application for rezoning or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this project.

Very truly yours,

Michele Rogerson Lynch

Michele Rogerson Lynch

Location Map



Prohibited Uses

Conditional Overlay Prohibited Uses
Agricultural Sales and Service
Building Maintenance Services
Campground
Commercial Blood Plasma Center
Electronic Prototype Assembly
Electronic Testing
Equipment Repair Services
Equipment Sales
Food Preparation
Kennels
Laundry Services
Monument Retail Sales
Plant Nursery
Vehicle Storage
Veterinary Services
Limited Warehousing and Distribution
Indoor Crop Production
Maintenance and Service Facilities
Transitional Housing
Transportation Terminal