

ZONING CHANGE REVIEW SHEET

CASE: C14-2021-0194 -- Evelyn

DISTRICT: 1 (when annexed)

ZONING FROM: Unzoned

TO: SF-4A (Tract 1) and CS-MU
(Tract 2)

ADDRESS: 6100 Blue Goose Road

SITE AREA: 194.446 acres (Tract 1= 170.946 acres; Tract 2 = 23.50 acres)

PROPERTY OWNERS/APPLICANTS: Evelyn J. Remmert, Alfred G. Wendland, and Jou Lee

AGENT: McLean & Howard, LLP (Jeffrey Howard)

CASE MANAGER: Heather Chaffin (512-974-2122, heather.chaffin@austintexas.gov)

STAFF RECOMMENDATION:

Staff supports the Applicant's request to zone Tract 1 to SF-4A and recommends GR-MU zoning for Tract 2. *For a summary of the basis of staff's recommendation, see case manager comments on page 2.*

ZONING AND PLATTING COMMISSION ACTION/ RECOMMENDATION:

May 17, 2022:

CITY COUNCIL ACTION:

TBD

ORDINANCE NUMBER:

ISSUES:

The subject property is being processed for full-purpose annexation (City File # C7a-2022-0002) into the City of Austin concurrent with this zoning request.

The future extension of Braker Lane passes through the subject property. The planned alignment of Braker Lane forms the boundary between Tract 1 and Tract 2 of the zoning request.

CASE MANAGER COMMENTS:

The subject property is located on the north side of Blue Goose Road approximately halfway between Cameron Road and Harris Branch Parkway. The 194.446 property includes one single family residence and agricultural use. North of the property is undeveloped land in the Austin extraterritorial jurisdiction (ETJ). Also to the north (and to the east) is the Harris Branch Planned Unit Development (PUD). The Harris Branch PUD includes a mix of land uses but the areas closest to the subject property are developed with single family residences, a public park and Bluebonnet Trail Elementary. Across Blue Goose Road to the south is a landfill. West of the subject property is an undeveloped tract in the Austin ETJ and a large tract that is in Austin full purpose jurisdiction. The I-SF-4A tract is mostly undeveloped and contains a single family residence and related structures. Also to the west is property in the ETJ that includes convenience storage land use. ***Please see Exhibits A and B—Zoning Map and Aerial Exhibit.***

The subject property is currently part of a voluntary full-purpose annexation. The annexation area is subject to two adjacent Annexation and Development Agreements, Wendland/Remmert and Lee, both approved in 2014. The Agreements restrict the use of the properties to agricultural and similar uses until the properties are either voluntarily annexed at the discretion of City Council or the agreements expire in 15 years. As part of the annexation, the Agreements will be terminated so the properties may be developed. ***Please see Exhibit C—Jurisdiction Exhibit.***

As part of the Austin Strategic Mobility Plan, Braker Lane is planned to be extended across much of north Austin and Travis County. In the general area of this zoning and annexation, the alignment is planned along a portion of Blue Goose Road before turning northwest toward the Samsung campus at Samsung Boulevard and Cameron Road. This alignment transects the subject property, creating zoning Tract 1 and Tract 2. Tract 1, at 170.946 acres, is proposed by the applicant to be zoned SF-4A; Tract 2, at 23.50 acres, is proposed to be zoned CS-MU. ***Please see Exhibit D- Braker Lane Extension Exhibit.***

Staff supports the requested SF-4A on Tract 1 and recommends GR-MU on Tract 2. SF-4A will allow the addition of small lot single family residences, increasing the number and variety of housing types in the area. The addition of a residential units on Tract 1 is consistent with the goals of the City Council as outlined in the Strategic Housing Blueprint and other Council-approved actions. Staff does not support CS-MU zoning on Tract 2 because it would be significantly more intense than other zoned properties in this area. Staff supports GR-MU as an alternative because Community Commercial-Mixed Use zoning will allow local commercial services and/or multifamily options for Tract 2. The applicant agrees to the GR-MU recommendation.

BASIS OF RECOMMENDATION:

1. *The proposed zoning should be consistent with the goals and objectives of the City Council.*
2. *The rezoning should be consistent with the policies and principles adopted by the City Council or Planning Commission.*
3. *The proposed zoning should be consistent with the purpose statement of the district sought.*
4. *Zoning changes should promote an orderly relationship among land uses.*
5. *Zoning should promote clearly-identified community goals, such as creating employment opportunities or providing for affordable housing.*
6. *Zoning changes should promote a balance of intensities and densities.*

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	Unzoned	Single family residential, Agricultural
North	Unzoned, PUD	Undeveloped, Single family residential
South	Unzoned	Landfill
East	PUD	Single family residential, Parkland, Public elementary school
West	I-SF4A, MF-3, Unzoned	Undeveloped, Single family residential, Convenience storage

STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Blue Goose Road	60 to 65'	22'	Level 2	No	On-street	No
Cameron Road	80 to 90'	26'	Level 2	No	On-street	No

TIA: In review

WATERSHED: Harris Branch, Decker Creek, and Walnut Creek Watersheds (Suburban)

NEIGHBORHOOD ORGANIZATIONS:

Austin Lost and Found Pets	Austin Neighborhoods Council
Friends of Austin Neighborhoods	Harris Branch Master Association, Inc.
Homeless Neighborhood Association	Neighborhood Empowerment Foundation
North Growth Corridor Alliance	SELTexas
Sierra Club, Austin Regional Group	TechRidge Neighbors
Harris Branch Residential Property Owners Assn.	

AREA CASE HISTORIES: There are no recent zonings/rezonings in the area.

OTHER STAFF COMMENTS:

COMPREHENSIVE PLANNING

The subject property is located on the north side of Blue Goose Road, on a property that is 194.45 acres in size that contains one house and agricultural land. The property intersects with an unconstructed Activity Corridor that cuts through the property at a 45 degree angle, and is not located within the boundaries of a small area plan. Surrounding land uses include a single-family subdivision to the north; to the south and west is vacant land; and to the east is a single-family subdivision, the Bluebonnet Hill Elementary School, and the Harris Branch Neighborhood Park. The proposed use is an 890-unit single family subdivision and 23,500 square feet of unidentified commercial space under SF-4A and CS-MU zoning.

Connectivity

Blue Goose is a narrow rural road, with no curbing, bike lanes, public sidewalks, or public transit stops. There are no commercial or retail uses within walking distance of this site. Mobility options are below average while connectivity options are fair because of the presence of the public school and park to the east.

Imagine Austin

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, are designed to encourage walking and bicycling, and reduce healthcare, housing and transportation costs.
- ☐ 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.

Based upon:

- ☐ other residential uses in the area;
- ☐ being located along an unconstructed Activity Corridor, which supports a variety of land uses;
- ☐ proposing 890 SF-4A zoned residential units, and over 23,000 square feet of an undefined commercial use;
- ☐ the presence of a public school and park located next to the property;
- ☐ but below average mobility options in the area (no public transit, bike lanes, public sidewalks), this project partially supports policies in the Imagine Austin Comprehensive Plan.

ENVIRONMENTAL

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Decker Creek, Walnut Creek, and Harris Branch Creek Watersheds of the Colorado River Basin, which are classified as a Suburban Watersheds by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

2. 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%

3. 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.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.
7. 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.

TRANSPORTATION

ASMP Assessment

The Austin Strategic Mobility Plan (ASMP) calls for 78 feet of right-of-way for Blue Goose Road. It is recommended that 39 feet of right-of-way from the existing centerline should be dedicated for Blue Goose Road according to the Transportation Plan prior to 3rd reading of City Council. [LDC 25-6-51 and 25-6-55].

The Austin Strategic Mobility Plan (ASMP) calls for 120 feet of right-of-way for the extension of E Braker Lane. It is recommended that 120 feet of right-of-way be dedicated for E Braker Lane according to the Transportation Plan prior to 3rd reading of City Council. [LDC 25-6-51 and 25-6-55].

The Austin Strategic Mobility Plan (ASMP) calls for 78 feet of right-of-way for the future Cameron Road- Maciver Drive Connector. It is recommended that 39 feet of right-of-way from the future centerline should be dedicated for the future Cameron Road-Maciver Drive Connector according to the Transportation Plan prior to 3rd reading of City Council. [LDC 25-6-51 and 25-6-55].

The Austin Strategic Mobility Plan (ASMP) calls for 78 feet of right-of-way for the future Blue Goose Road-Maciver Drive Connector. It is recommended that 39 feet of right-of-way from future centerline should be dedicated for the Cameron Road-Maciver Drive Connector according to the Transportation Plan prior to 3rd reading of City Council. [LDC 25-6-51 and 25-6-55].

Transportation Assessment

Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. A traffic impact analysis shall be required at the time of site plan if triggered per LDC 25-6- 113.

The adjacent street characteristics table is provided below:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Blue Goose Road	60 to 65'	22'	Level 2	No	On-street	No
Cameron Road	80 to 90'	26'	Level 2	No	On-street	No

SITE PLAN

SP1. Site plans will be required for any new development other than single-family or duplex residential.

SP2. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

SP3. This site plan has its primary frontage on a Suburban roadway corridor.

Compatibility Standards

SP4. 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.

SP5. The site is subject to compatibility standards due to the SF-4A zoned lot on the northwest side (west property line) and the single-family use in the PUD zone on the southeast side (east property line).

SP6. Prior to the issuance of a building permit for the proposed use, a site plan must be approved by the Planning Commission.

Overlays

SP7. This site is within the Wildland/Urban Interface and will need additional related review. Please reference <https://www.austintexas.gov/departments/wildland-urban-interface-code> for additional information.

PARKLAND

PR1: Parkland dedication will be required at the time of subdivision or site plan applications for new residential units proposed by this rezoning, a mixture of single family and multifamily with SF-4A and CS-MU, per City Code § 25-1-61, as amended. The intensity of the proposed development creates a need for over six acres of additional parkland, per the requirements described in § 25-1-602; when over six acres, parkland must be dedicated – see § 25-1-605 (A)(2)(a). As such, land dedication shall be required, unless the land available for dedication does not comply with the standards for dedication. Any remaining fees in-lieu after dedication shall also be required.

The Parks and Recreation Department (PARC) would a system of parks throughout the proposed development toward satisfying the requirement at time of permitting (whether subdivision or site plan). Parkland location options include an expansion of the Harris Branch Neighborhood Park to the east, and connections to potential future parkland to the west. Without dedicated parkland, this proposed new development would become critically park deficient, defined as being outside walking distance to existing parks and/or inadequate acreage of parkland for the number of residents. The dedication(s) would satisfy the need for additional parks in park deficient areas of northeast Austin, a recommendation in the Parks and Recreation Department's Long Range Plan. Should there be any remaining fees in-lieu, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-607 (B)(1) & (2).

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov. At the applicant's request, PARC can provide an early determination letter of the requirements.

WATER UTILITY

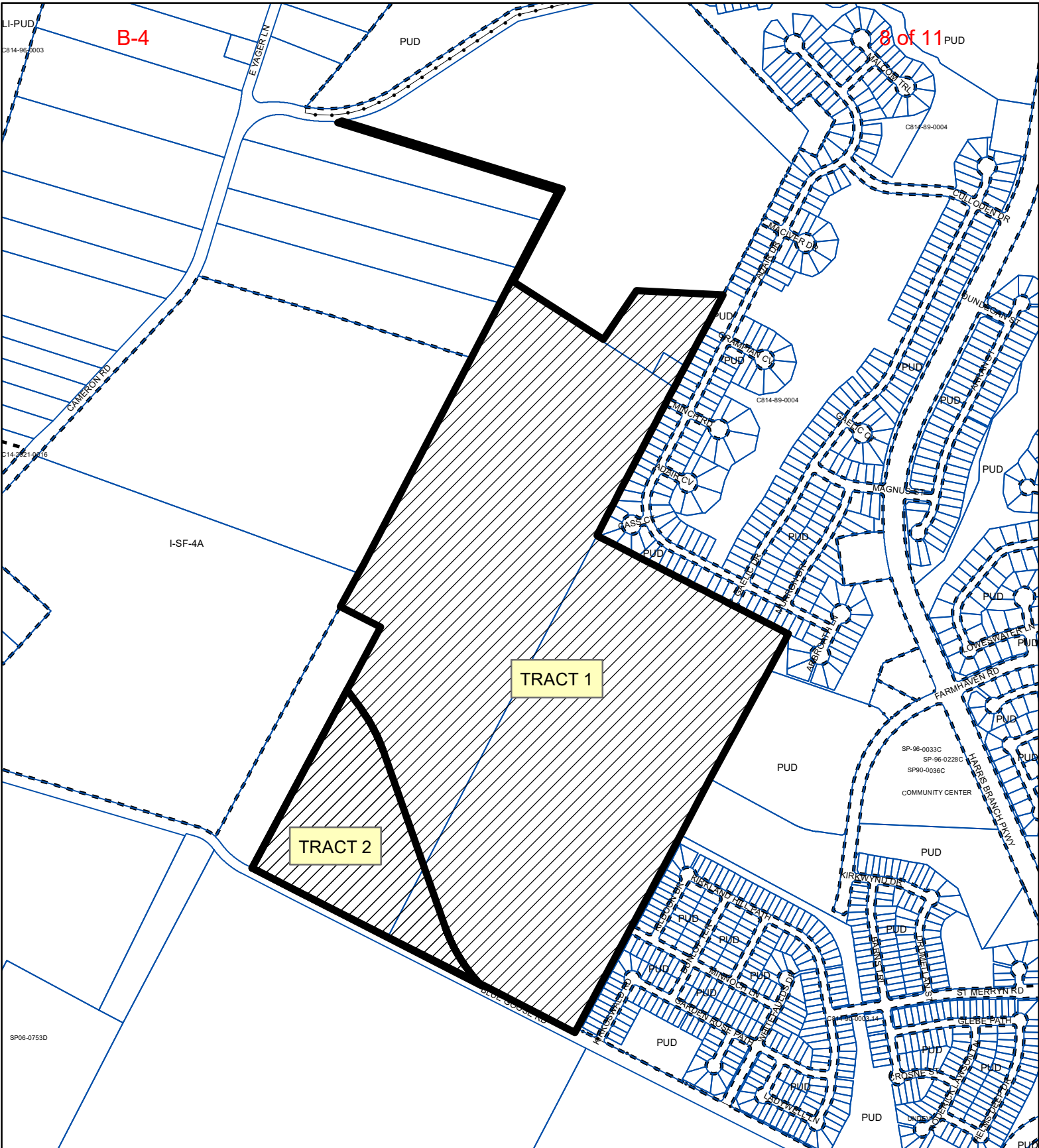
AW1. The landowner intends to serve the site with City of Austin water and wastewater utilities.

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.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Exhibit
- C. Jurisdiction Exhibit
- D. Braker Lane Extension Exhibit



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2021-0194

1" = 800'

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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Created: 12/28/2021





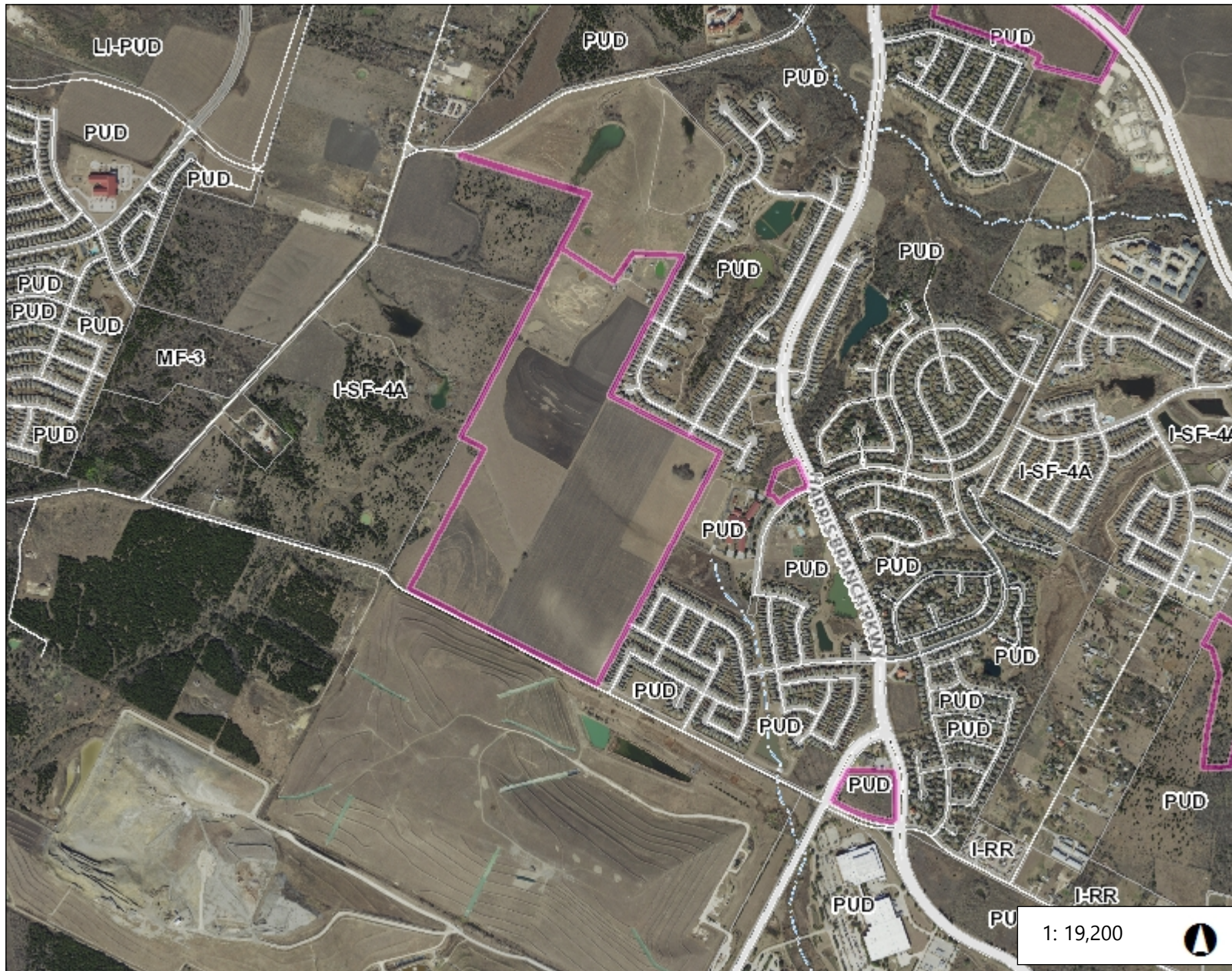
B-4

Property Profile

9 of 11

Legend

-  Zoning Review Cases- IN REV
-  Zoning Text



1: 19,200



0.6 0 0.30 0.6 Miles

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Date Printed:

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Notes



B-4

Property Profile

10 of 11

Legend

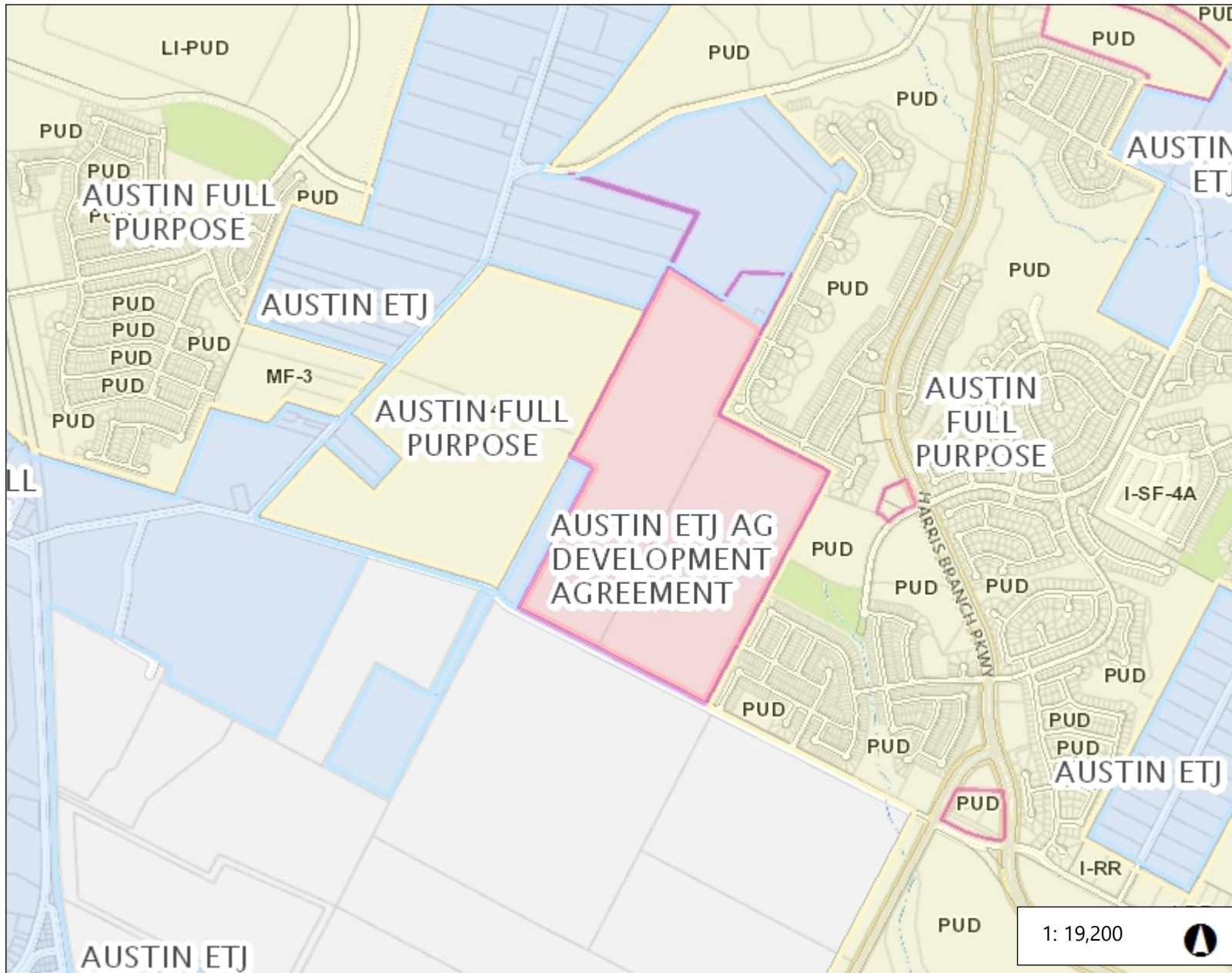
Jurisdiction

- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTION
- 2 MILE ETJ AGRICULTURAL AGR
- OTHER CITY LIMITS
- OTHER CITIES ETJ

Jurisdiction

- FULL PURPOSE
- LIMITED PURPOSE
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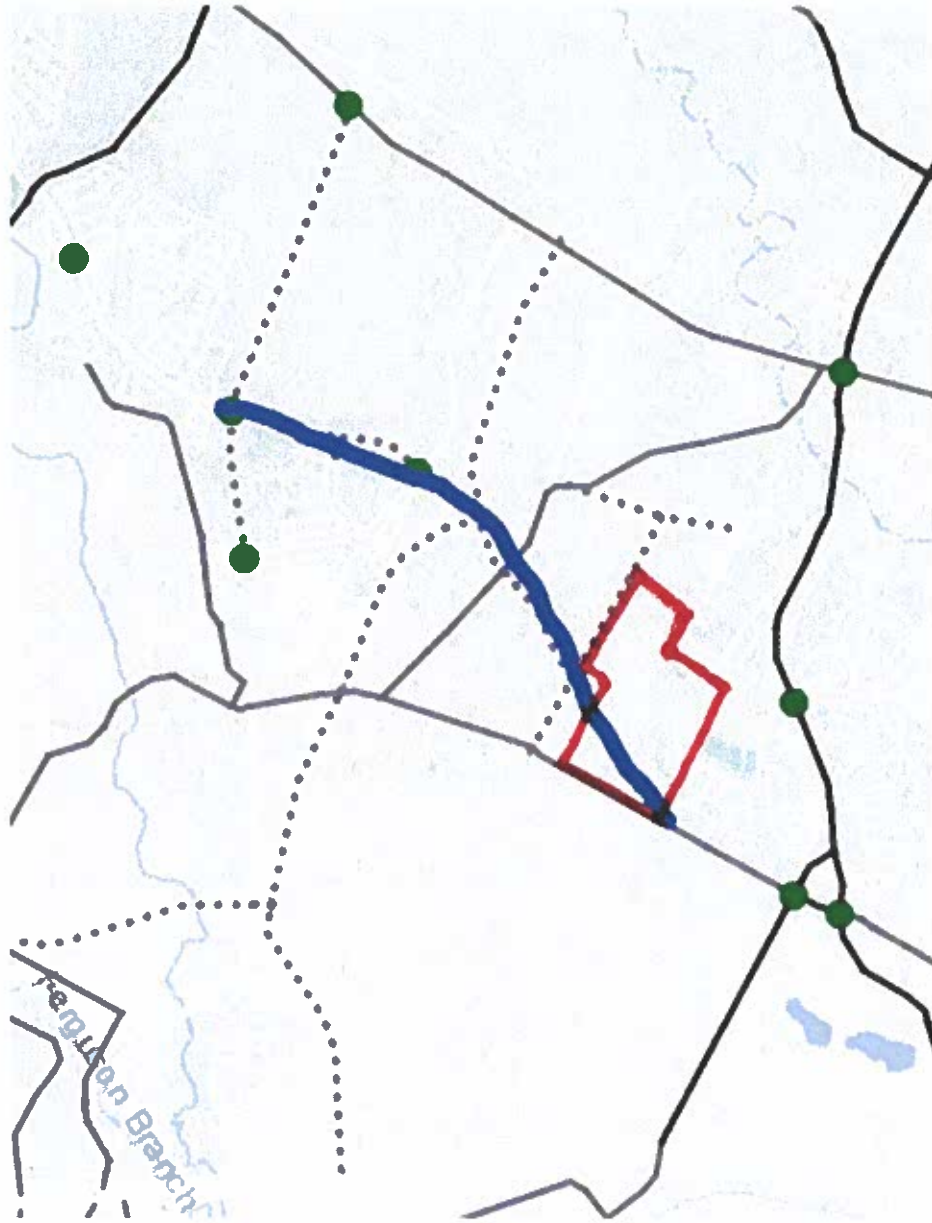
0.6 0 0.30 0.6 Miles

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Notes



PROPOSED BRAKER LN. EXT.