

ZONING CHANGE REVIEW SHEET

CASE: C14-2024-0001

DISTRICT: 7

ADDRESS: 10911 Stonelake Boulevard

ZONING FROM: LI

TO: MF-6

SITE AREA: 10.01 acres

PROPERTY OWNER: 10911 Stonelake GP, LLC (Donald J. Reese)

AGENT: Armbrust & Brown, PLLC (Michael Whellan)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMENDATION:

Staff recommends MF-6, Multifamily Residence-Highest Density District, zoning.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

March 19, 2024: Approved the staff's recommendation of MF-6 zoning by consent (9-0, B. Greenberg-absent); D. Fouts-1st, A. Flores-2nd.

CITY COUNCIL ACTION:

April 18, 2024

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The site under consideration is a vacant soccer field that is zoned LI. To the north, south, east and west there are IP and LI zoned lots that are developed with office and office/warehouse uses. Further to the south, across W. Braker Lane, there is P zoned land that is undeveloped. The applicant is requesting MF-6 zoning to construct approximately 400 multifamily units on the property (please see Applicant's Request Letter – Exhibit C).

The staff supports the applicant's request for MF-6, Multifamily Residence-Highest Density district, zoning. The property meets the intent of the district as it is located along Braker Lane/Blue Goose Corridor and is adjacent to North Burnet/Gateway Station. There are transportation services in this area as there is a Capital Metro bus route to the east along the Mopac Expressway frontage road and to the south along W. Braker Lane. In addition, there is an Urban Trail to the east (Northern Walnut Creek Trail to Stonelake Connector) and to the south (Jollyville Road to Metric Boulevard and W Braker Lane to Stonelake Boulevard) providing for pedestrian connectivity.

BASIS OF RECOMMENDATION:

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

Multifamily Residence (Highest Density) district is intended to accommodate multifamily and group residential use. This district is appropriate for highest density housing in centrally located areas near supporting transportation and commercial facilities, in areas adjoining downtown Austin and major institutional or employment centers, and in other selected areas where highest density multifamily use is desirable.

The property in question is located along Braker Lane/Blue Goose Corridor as designated in the Imagine Austin Comprehensive Plan and it is adjacent to North Burnet/Gateway Station. It is located adjacent to the North Burnet/Gateway area to the south and east and to the University of Texas JJ Pickle West campus to the south.

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

MF-6 zoning would be compatible and consistent with development in this area because the surrounding zoning permits office and commercial uses that can provide for employment opportunities and services that can be utilized by the residents of this proposed development. In addition, the site is a block from the service road for North MoPac Expressway. There are transportation options at this location as there is a Capital Metro bus route to the east along the Mopac Expressway frontage road and to the south as well as a bus stop along West Braker Lane. In addition, there is an Urban Trail to the east (Northern Walnut Creek Trail to Stonelake Connector) and to the south (Jollyville

Road to Metric Boulevard and W Braker Lane to Stonelake Boulevard) providing for pedestrian connectivity.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LI	Undeveloped
<i>North</i>	LI, IP	Office (Quarry Oaks II)
<i>South</i>	LI, P	Office/Warehouse (Stonelake Office Park)
<i>East</i>	LI	Hotel (Home Suites), Restaurant (The Boat)
<i>West</i>	LI	Office (Quarry Oaks III)

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: Walnut Creek

SCHOOLS: Austin I.S.D.

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District,
Austin Lost and Found Pets,
Friends of Austin Neighborhoods,
Homeless Neighborhood Association,
Neighborhood Empowerment Foundation,
SELTexas,
Sierra Club, Austin Regional Group,
TNR BCP - Travis County Natural Resources

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2023-0104	NBG-NP (Commercial Mixed-Use Subdistrict) to NBG-NP (Commercial Mixed Use-Midway Zone Subdistrict)	11/14/2023: Motion to grant staff's recommendation of NBG-CMU-M-NP combining district zoning for C14-2023-0104 - North Burnet/Gateway CMU-Midway Rezoning located at area bounded by Loop 1/Mopac Expy; US Hwy 183; Capital of Texas Hwy; Stonelake Blvd; York Blvd; Tudor Blvd., was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 12-0. Commissioner Barrera-Ramirez off the dais.	1/18/2024: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20240118-064 for North Burnet/Gateway-neighborhood plan (NBG-NP) combining district zoning (commercial mixed use-midway zone subdistrict) was approved on Council Member Qadri's motion, Council Member Ellis' second on an 11-0 vote.

C14-2023-0067 (Student Union Addition and New Gymnasium - Hyde Park Schools: 11400 N Mopac Expressway Service Road South Bound)	SF-2 to GO	August 1, 2023: Approved staff's recommendation of GO district zoning by consent (7-0, C. Thompson, R. Johnson and K. Garrett-absent); A. Flores-1st, B. Greenberg-2nd.	September 14, 2023: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20230914-120 for GO district zoning was approved on Council Member Ryan Alter's motion, Council Member Kelly's second on a 7-0 vote. Mayor Pro Tem Ellis was off the dais. Council Members Alison Alter, Harper-Madison, and Pool were absent.
C14-03-0060 (San Marin II Apartments: 4025 Duval Road)	MF-2 to LO-MU	9/9/03: Approve staff's alternate recommendation of LO-MU, with the following added condition: No access for vehicles exceeding 1-ton capacity or more. (7-1, J. Martinez-Nay); K. Jackson-1st, M. Whaley-2nd	10/30/03: Granted LO-MU zoning, with restrictive covenant for added ZAP Commission condition (7-0); all 3 readings
C14-97-0151	MF-2 to GO	2/3/98: Approved GO-CO w/ conditions (6-0); Agreed to by Applicant/ Neighborhood Groups	3/5/98: Approved PC rec. of GOCO & RR w/ conditions (6- 0); all 3 readings
C14-97-00 17	Tract 1: MI to MI-PDA, Tract 2: MF-2 to MI-PDA	7/8/97: Approved MI-PDA (5-0-3); Applicant agreed to provide pedestrian/sidewalk access to Duval Road	8/14/97: Approved MI-PDA (7- 0); all 3 readings

RELATED CASES: N/A

OTHER STAFF COMMENTS:Comprehensive Planning

Project Name and Proposed Use: 10911 STONELAKE BOULEVARD. C14-2024-0001.

Project: 10911 Stonelake. 10.01 acres from LI to MF-6. Existing: Vacant. Proposed: multifamily midrise proposing 400 residential units.

Yes	Imagine Austin Decision Guidelines
	Complete Community Measures *
Y	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Names of Activity Centers/Activity Corridors/Job Centers *: Located along Braker Lane/Blue Goose Corridor, and adjacent to North Burnet/ Gateway Station
Y	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station.
	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane.
Y	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center.
	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market.
	Connectivity and Education *: Located within 0.50 miles from a public school or university.
	Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area, park or walking trail.
Y	Connectivity and Health *: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.)
Y	Housing Choice *: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	Housing Affordability *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	Mixed use *: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy *: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.
	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
5	Number of "Yes's"

Environmental

The site is 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.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	% of Gross Site Area	% of Gross 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%

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.

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.

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.

Fire

No comments.

Parks and Recreation

Parkland dedication will be required for the new applicable uses proposed by this development, multifamily with MF-6 zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should fees in-lieu be required, 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. The area is currently park deficient.

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, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

Site Plan

Site plan comments will be issued at time of site plan submittal. This site will be subject to Subchapter E Commercial Design Standards.

Transportation

ZONING REVIEW COMMENTS

The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for Stonelake Blvd. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for Stonelake Blvd according to the ASMP with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

It appears a portion of Stonelake Blvd is private. With the first subdivision or site plan it may be required to become public right of way if it meets the requirements of the TCM 3.4.2.3.1 - Conversion of Existing Private Streets to Public Streets.

The adjacent street characteristics table is provided below:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Stonelake Blvd	Local Mobility 1	58 feet	35 feet (Measured from public portion of ROW)	27 feet	None	None	None

Water Utility

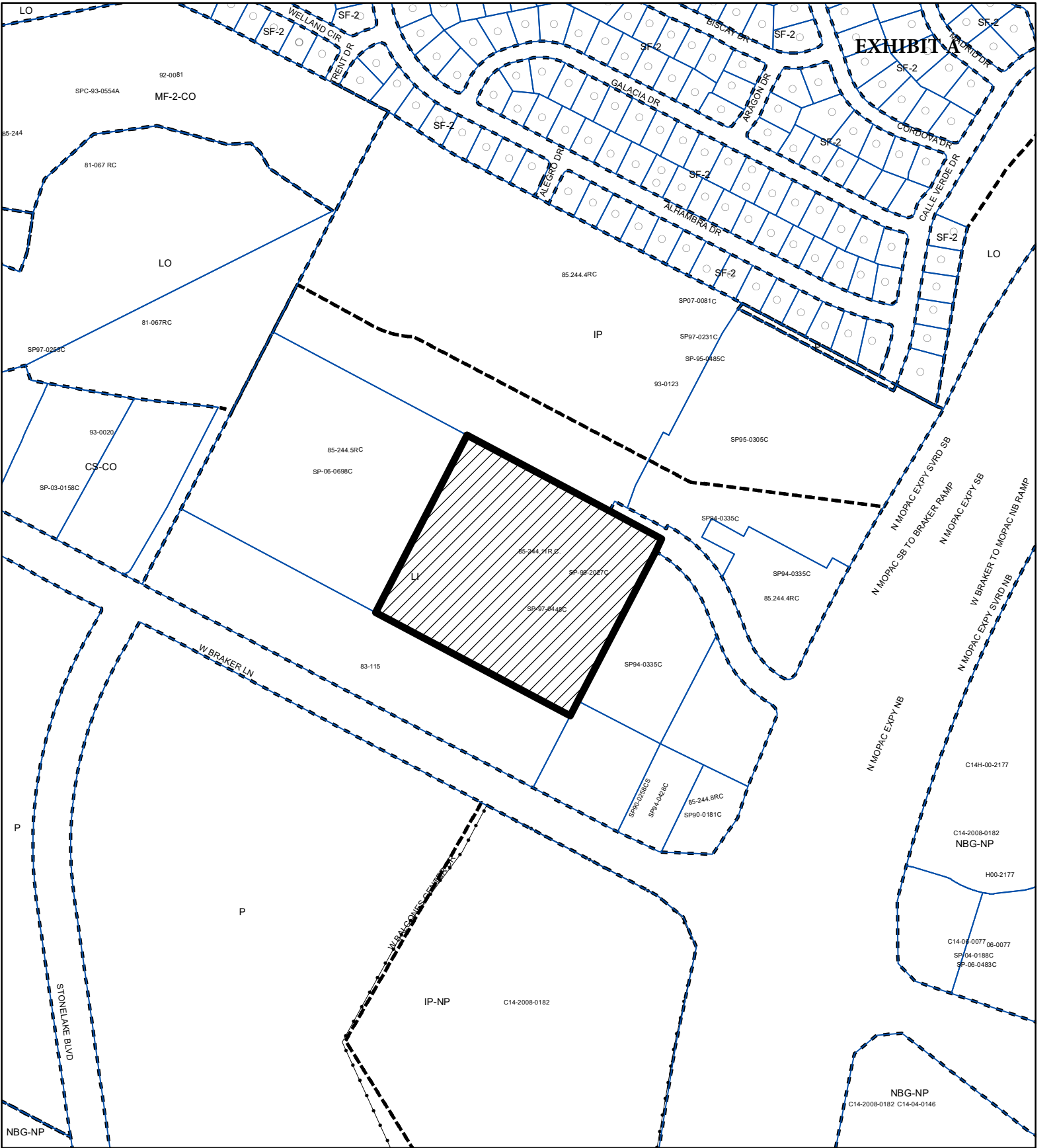
No comments on zoning change.

FYI: The landowner intends to serve the site with existing City of Austin water utilities.

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. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

INDEX OF EXHIBITS TO FOLLOW

- A. Zoning Map
- B. Aerial Map
- C. Applicant's Request Letter



ZONING

ZONING CASE#: C14-2024-0001



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

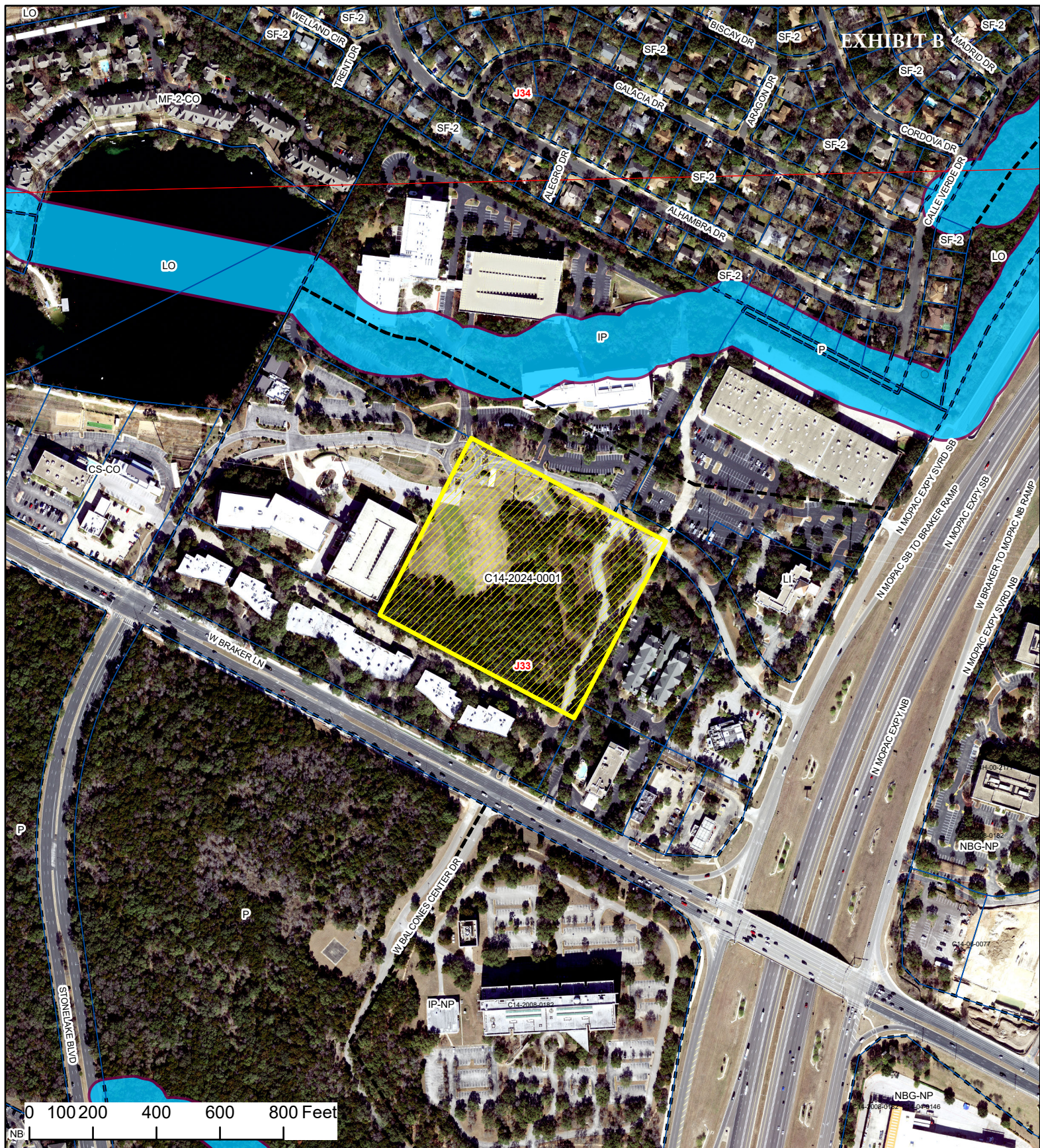
1" = 400'

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Created: 1/5/2024



10911 Stonelake

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

ZONING CASE#: C14-2024-0001
 LOCATION: 10911 Stonelake Blvd
 SUBJECT AREA: 10.01 Acres
 GRID: J33
 MANAGER: Sherri Sirwaitis



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Created: 1/24/2024

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

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 AUSTIN, TEXAS 78701-2744
 512-435-2300

FACSIMILE 512-435-2360

December 29, 2023

Joi Hardin, Zoning Officer
 City of Austin
 Housing and Planning Department
 1000 E. 11th St.
 Austin, Texas 78702

Re: Rezoning application for 10911 Stonelake Blvd. (the "Property")

Dear Ms. Hardin,

On behalf of 10911 Stonelake, LP (the "Applicant"), please accept the attached rezoning application package requesting that the city downzone the Property from Limited Industrial Services ("LI") to Multifamily Family – Highest Density ("MF-6") in order to provide increased housing in the North Burnet/Gateway area.

The Applicant is currently planning to develop approximately 400 units on the Property (roughly 10 acres), though these figures are subject to revision as the planning process proceeds (the "Project"). By downzoning the Property to MF-6, the Applicant is fully committing the Project to providing housing – and is giving up all industrial and commercial entitlements.

The Property's land use context is characterized by the following key features:

- **It has direct access to employment opportunities and a number of commercial amenities.** The Property is located within the Stonelake Office Park, an area that features a large number of office uses, various commercial amenities (including a gym and several restaurants), and some existing multifamily housing. It is zoned for a mix of Limited Industrial Services ("LI"), Industrial Park ("IP"), General Commercial Services ("CS"), Community Commercial ("GR"), Limited Office ("LO"), General Office ("GO"), and Multifamily – Low Density ("MF-2"). It is over 700 ft. from the closest single-family neighborhood.

While the area was initially developed as a more suburban 'office park' context, the Project will help diversify the uses available at this location, providing additional housing options for workers in the area.

- **It is directly adjacent to the North Burnet/Gateway area, including the Domain and the J.J. Pickle Research Campus.** The Property is less than a mile from the Domain and the J.J. Pickle Research Campus, both of which are major employers. The Domain also offers extensive commercial amenities, including restaurants, shops, entertainment, and other services. The Project will increase housing opportunities close to these jobs and commercial amenities.
- **It is located along the Braker Lane corridor – with access to transit.** The Property is located along the Braker Lane corridor, an Imagine Austin corridor and Transit Priority Network roadway. It is also roughly a five-minute walk from a CapMetro bus stop with direct service to the Domain, downtown, Burnet Road, the University of Texas at Austin, South Lamar, the Arboretum, and Southpark Meadows, among other locations – and is less than a 10-minute drive from the Kramer Line Station, with commuter rail service.

We believe that this land use context indicates that this Property is an appropriate location for increased housing growth. This Project will help add residential uses into an 'office park' context, improving the mix of uses and providing housing opportunities close to employment. Additionally, the Property has access to transit service and

is located adjacent to the North Burnet/Gateway area, with access to restaurant, shopping, entertainment, services, and other commercial amenities.

I appreciate your consideration and look forward to answering any questions and providing further details.

Respectfully,

A handwritten signature in black ink, appearing to read "Michael J. Whellan", with a stylized, flowing script.

Michael J. Whellan