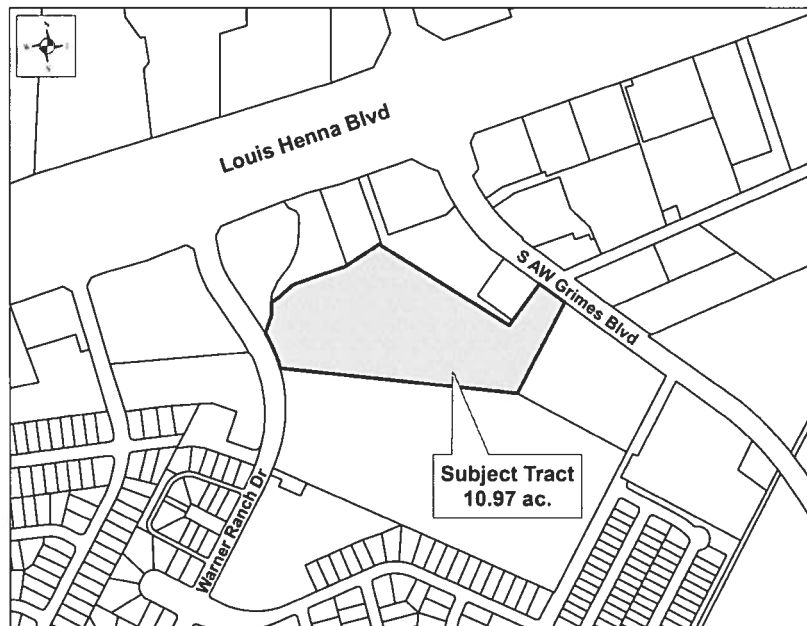


**Warner Ranch PUD 42 - Amend. No. 5
ZONING ZON2001-001**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Amendment to PUD No. 42 to allow urban multifamily

ZONING AT TIME OF APPLICATION: PUD No. 42 - commercial

DESCRIPTION: 10.97 acres out of the Memucan Hunt Survey, Abstract No. 314

CURRENT USE OF PROPERTY: undeveloped

GENERAL PLAN LAND USE DESIGNATION: PUD No. 42 - mixed use

ADJACENT LAND USE:

North: PUD No. 42 - commercial

South: PUD No. 42 - apartments

East: un-zoned - vacant

West: PUD No. 42 - hotel

PROPOSED LAND USE: urban multifamily

TOTAL ACREAGE: 10.97

Owner:
BCCA Grimes LLC
Greg Gitcho, Manager Member
515 Congress Ave., Ste. 1515
Austin, TX 78701

Agent:
Drenner Group, PC
Amanda Swor
200 Lee Barton Dr., Ste. 100
Austin, TX 78704

Warner Ranch PUD 42 – Amend. No. 5
ZONING ZON2001-001

HISTORY: PUD (Planned Unit Development) No. 42, Warner Ranch, was approved in 1999 and has since been amended four times.

DATE OF REVIEW: February 19, 2020

LOCATION: Southeast of the intersection of Louis Henna Blvd. and Warner Ranch Dr.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The PUD establishes the General Plan land use designation for the area as mixed use, with both residential and commercial uses.

Amendment Site: The project site is approximately 11 acres, a portion of Parcel “6” of the PUD, which is currently zoned for commercial use. The proposal is to amend the PUD to identify the 11 acres as Parcel “6-B” and to allow an urban multifamily project on the site. A private access drive will be completed, connecting A.W. Grimes Blvd. with Warner Ranch Drive. This drive will provide access to the commercial tracts now identified as Parcel “6-A”.

Urban Multifamily proposal: The proposed multifamily development will have a minimum density of 30 units per acre and garage parking will be provided for at least 50% of total of required parking. The remainder of the required parking can be provided with surface parking lots. Two types of residential buildings are allowed: one that contains an internal structured parking garage, where the garage is wrapped by the residences; and a second where individual garages are tucked under the building, directly attached to the units. All buildings are limited to five stories in height.

The development will otherwise meet or exceed the MF-3 (Multifamily – Urban) zoning district requirements:

Feature	PUD No. 42 Amendment	MF-3
<i>Balconies</i>	75% of all units	25% of all units
<i>Internal Stairways</i>	👍	👍
<i>Number of Amenities</i>	5	4
<i>Open Space</i>	👍	👍
<i>Special Streetscape & Landscape Features</i>	4	4

The development proposal will feature buildings with an urban style design, examples of which have been provided. The development must comply with the examples, including, but not limited to the elevation variation, roof pitch and orientation.

RECOMMENDED MOTION:

Staff recommends approval of Amendment No. 5 to PUD (Planned Unit Development) No. 42 for Warner Ranch.

Exhibit D: Development Standards

PARCEL 6-B: MULTI-FAMILY OR COMMERCIAL DEVELOPMENT

The following shall apply to all development on Parcel 6-B, as identified on **Exhibit “C-1”**.

1. PERMITTED USES:

One of the following principal uses is permitted:

- a. Commercial development according to the standards contained in **Exhibit “D”, Parcels 6-A, 6-B & 7**; or
- b. Multi-family residential development with a minimum density of thirty (30) residential dwelling units per acre, in accordance with the **MF-3 (Multifamily - Urban)** zoning district standards, and as further regulated by the remainder of this exhibit.

2. HEIGHT:

No building on the property shall exceed five (5) stories in height of occupiable floors.

3. PRIVATE ACCESS DRIVE:

- a. With the development of the multi-family site, a 26-foot wide private access drive shall be constructed, connecting to the existing 26-foot wide access drive providing access to Lot 1 and Lot 2 of the Warner Ranch Subdivision, Phase 1, Block D. As generally depicted on **Exhibit “H”**, the completed access drive will provide for a continuous 26-foot wide private access drive between A.W. Grimes Boulevard and Warner Ranch Drive.
- b. The private access drive shall not be gated or otherwise designed to impede traffic from accessing the adjoining lots.

4. BUILDING SETBACKS:

Minimum building setbacks:

- a. Warner Ranch Road – 35 feet
- b. Internal property lines – 20 feet
- c. A.W. Grimes Blvd. – 25 feet
- d. The private access drive, described in Section 3 above, shall not be used to measure any setback provisions.

5. PARKING REQUIREMENTS:

- a. The following parking requirements shall be provided with each phase of development.
 - 1) 1-bedroom unit: 1 space
 - 2) 2-bedroom unit: 2 spaces
 - 3) 3-bedroom unit: 2.5 spaces

Exhibit D: Development Standards

- b. Additional parking in the amount equal to five percent (5%) of the combined parking required for the dwelling units shall be provided to accommodate guest parking.
- c. Tandem parking shall be permitted so long as the tandem space is located in front of a garage that is attached to a residential structure. Tandem spaces shall measure a minimum of 9 feet in width by 18 feet in length.

6. GARAGE PARKING REQUIREMENT:

A minimum of fifty percent (50%) of all required residential parking, in accordance with Section 5 above, shall be provided within a garage, in either:

- a. A structured parking garage that is directly attached to a residential structure, so that the parking garage is internal to, or wrapped by, the residential structure; a minimum of thirty-five percent (35%) of all required residential parking shall be accommodated in the structured parking garage; or
- b. Tuck-under garage spaces attached to a residential structure; the remainder of the 50% garage requirement shall be accommodated in the tuck-under garage spaces.

7. BUILDING DESIGN

The design elements of the buildings shall substantially comply with the depictions contained in **Exhibit "I"**, including, but not limited to: elevation variation, roof pitch, and orientation, incorporating an urban style.

8. BALCONIES:

No less than seventy-five (75) percent of all dwelling units shall have a balcony.

9. AMENITIES

A minimum of five (5) residential amenities, as described in the MF-3 (Multifamily – Urban) zoning district, Section 2-24 (d)(4) of the Code, shall be provided.

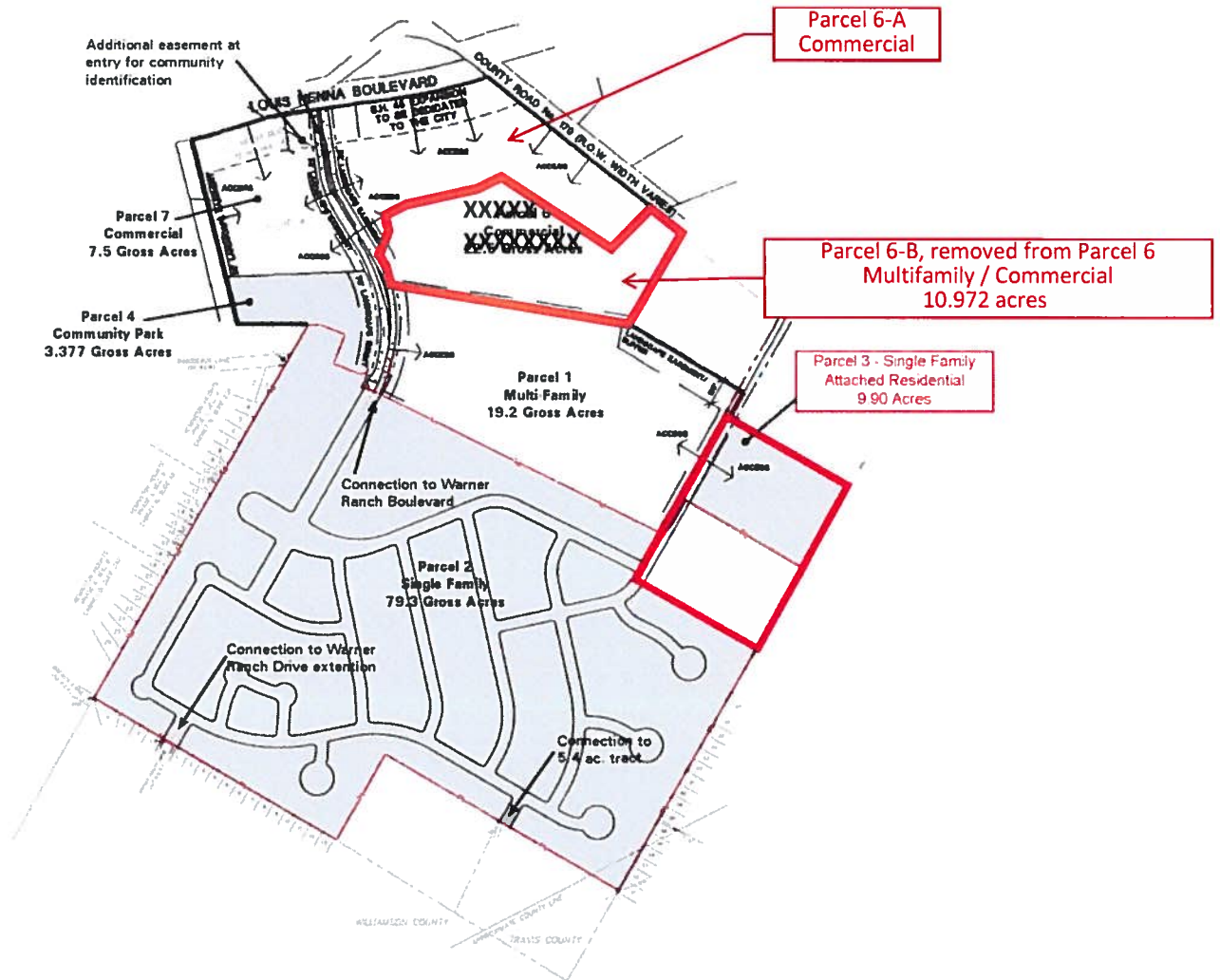


Exhibit C-1
Warner Ranch PUD Plan
 Street arrangement is diagrammatic only.

0 200 400 500
 Revised November 1, 2012

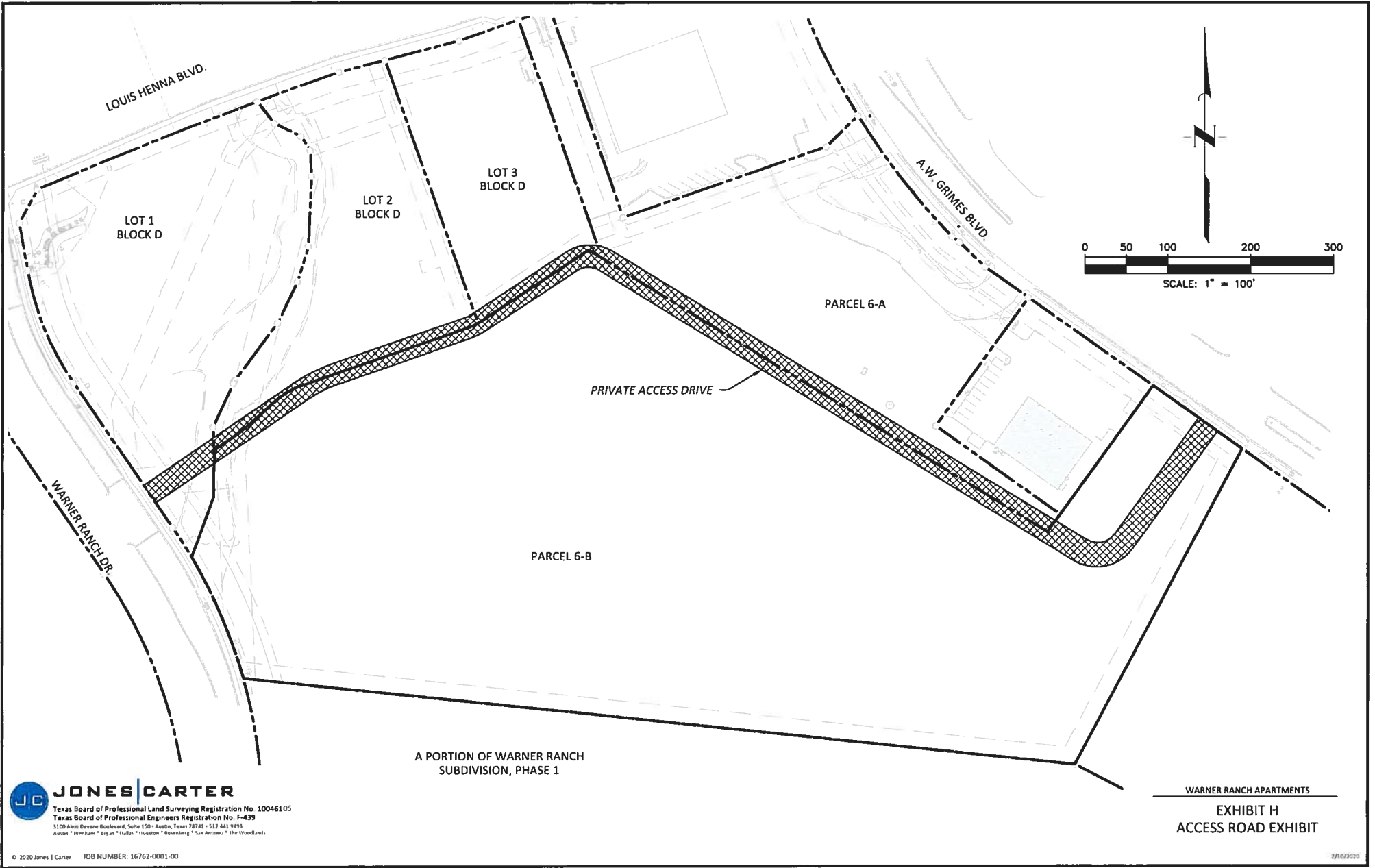




EXHIBIT "I"

Concept Images

STANMORE 19-39 | Warner Ranch

Plotted 2-03-2020



Louis Henna Blvd

SAW Grimes Blvd

Warner Ranch Dr

Subject Tract
10.97 ac.

