

A U S T I N C I T Y C O U N C I L
AGENDA

Thursday, February 01, 2007

[Back](#) [Print](#)**Zoning and Neighborhood Plan Amendments
(Public Hearings and Possible Action)
RECOMMENDATION FOR COUNCIL ACTION****ITEM No. 61**

Subject: C14-06-0221 - Springdale Road-East MLK Combined Neighborhood Plan - conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as O (21.2 Ac. of Abs 22 Sur 29 Tannehill JC) Springdale Road (Little Walnut Creek Watershed) from public-neighborhood plan (P-NP) combining district zoning to community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district zoning. Staff Recommendation To grant community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district zoning and multi-family residence-medium density-neighborhood plan (MF-3-NP) combining district zoning. Planning Commission Recommendation: To be reviewed on January 30, 2007. Applicant: Neighborhood Planning and Zoning Department; Seiders Family Trust, Et. Al). Agent: Peter Cesaro. City Staff: Jerry Rusthoven, 974-3207

**Additional Backup
Material**

(click to open)

[Staff Report](#)**For More Information:**

ZONING CHANGE REVIEW SHEET

CASE: C14-06-06-0221

P.C. DATE: January 30, 2007

ADDRESS: 5601 Springdale Rd

OWNER/APPLICANT: COA for Seiders Family Trust

AGENT: Graves, Dougherty
(Peter Cesaro)

ZONING FROM: P-NP

TO: GR-MU-NP

AREA: 21.12 Acres

SUMMARY STAFF RECOMMENDATION:

To recommend rezoning from P-NP (Public-Neighborhood Plan) to GR-MU-CO-NP (Community commercial mixed use- neighborhood plan) with a conditional overlay prohibiting automotive related uses and pawn shops on Tract 1 and MF-3 on Tract 2. Tract 1 would include the property up to the adjacent GR zoning along Springdale to the north and the conditional overlay matches that on the adjoining property.

PLANNING COMMISSION RECOMMENDATION:

ISSUES:

This property has was mistakenly zoned P-Public as a part of the East MLK Combined Neighborhood Plan.. The P category is for governmental uses and this property is under private ownership. The City has agreed to file a zoning case at no cost to the applicant to correct this mistake. The applicant seeks GR-MU for the entire property. Staff is supporting GR-MU to the point where there is adjacent GR zoning and MF-3 behind that. Staff believes that MF-3 is more compatible with the adjacent SF-6 and P zoning in this area.

DEPARTMENT COMMENTS:

This property is situated along Springdale Road. The front portion of the property is between two tracts zoned GR and the rear of the property is between P and SF-6 zoning. Staff did not require a TIA at this time because the City is the applicant. If the applicant submits a site plan that exceeds 2,000 trips per day a TIA will be required at that time.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	P-NP	Vacant
North	GR-CO-NP	Private School

<i>South</i>	GR-NP	AT&T switching facility
<i>East</i>	P-NP	Open Space
<i>West</i>	GR-CO-NP	Nursing home and vacant

AREA STUDY: E. MLK Neighborhood Plan **TIA:** Not required.

WATERSHED: Little Walnut Creek **DESIRED DEVELOPMENT ZONE:** Yes

CAPITOL VIEW CORRIDOR: No **HILL COUNTRY ROADWAY:** No

NEIGHBORHOOD ORGANIZATIONS:

E. MLK Plan Contact Team
Pecan Springs NA

RELATED CASES: N/A

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	CAPITAL METRO	BICYCLE PLAN	SIDEWALKS
Springdale	100'	50'	Arterial	Yes	Yes	Yes

CITY COUNCIL DATE: February 1, 2007

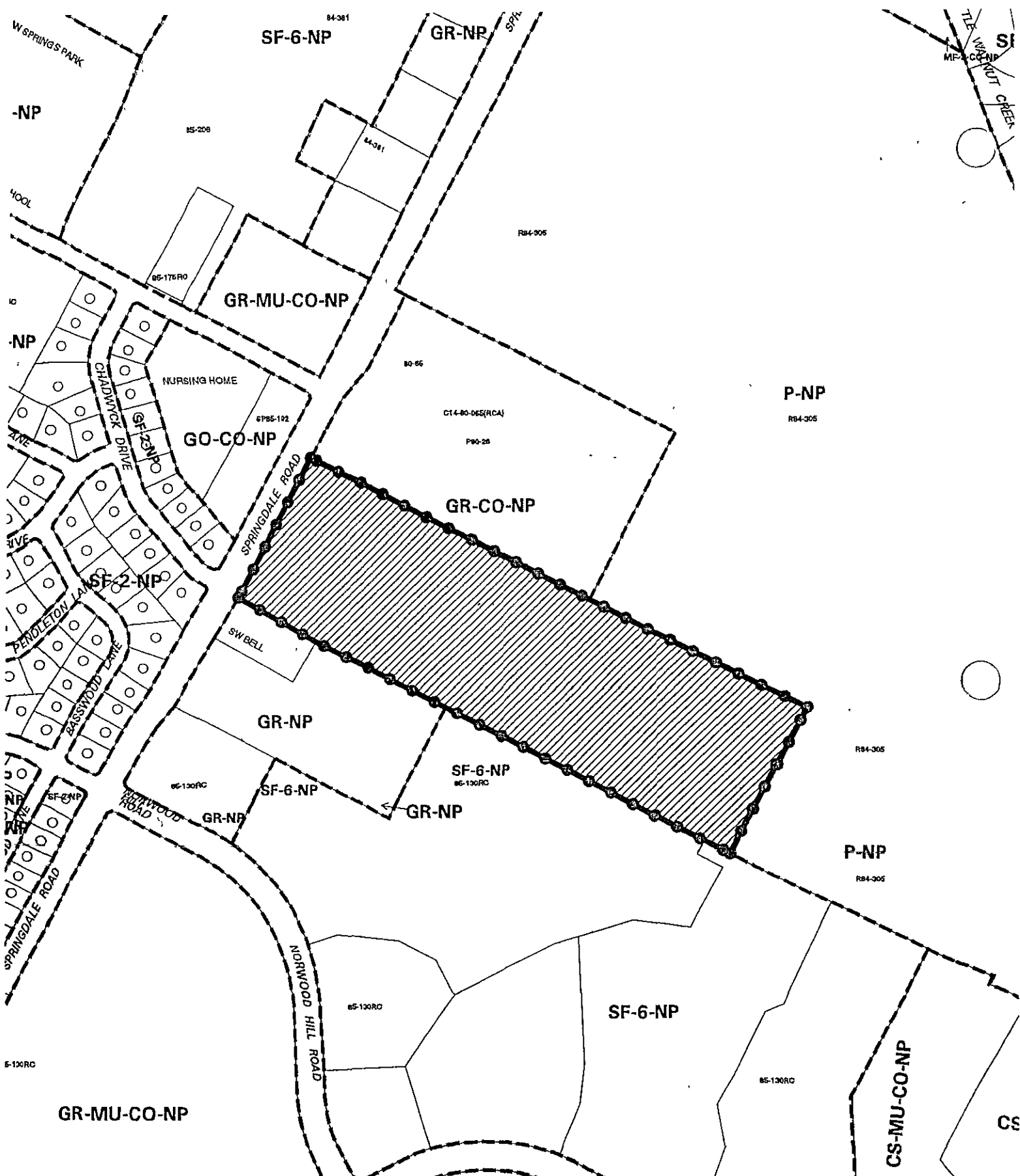
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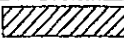

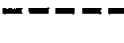
ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Jerry Rusthoven
e-mail address: jerry.rusthoven@ci.austin.tx.us

PHONE: 974-3207



 1" = 400'	SUBJECT TRACT		ZONING CASE #: C14-06-0221	CITY REFERENCE NUMBER M25
	PENDING CASE		NPA	
	ZONING BOUNDARY		CASE #: NPA-06-0015.01	
	ADDRESS: 5601 SPRINGDALE RD		DATE: 06-11	
SUBJECT AREA (acres): 21.120			INTLS: SM	

BASIS FOR STAFF RECOMMENDATION

Staff recommends GR-MU-CO-NP for Tract 1 and MF-3-NP for Tract 2:

- The proposed use is compatible with adjacent zoning
- It is in the desired development zone
- It is along a major arterial roadway
- P-public is not appropriate zoning for privately owned land

ENVIRONMENTAL

Impervious Cover

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Little Walnut Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

Water Quality Control Requirements

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

Flood Plain, CEFs and Trees

According to flood plain maps, there is no flood plain within the project area.

At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Transportation

A Since the rezoning of this area is being initiated by the City of Austin through the neighborhood planning process a Traffic Impact Analysis (TIA) will be required during the site plan review stage for any proposed land use that would generate over 2,000 vehicle trips

per day. Additional ROW, participation in roadway improvements, and/or limitation on development intensity may also be recommended based on review of the TIA

No additional right-of-way is needed at this time.

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utility service. The landowner, at own expense will be responsible for providing the water and wastewater utility improvements, offsite main extension, system upgrades, utility adjustments, and utility relocation. Also, the water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility construction must be inspected by the City. The landowner must pay the associated and applicable City fees.

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.

Compatibility Standards

The site is subject to compatibility standards.