

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

AGENDA



Thursday, March 01, 2007

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**Zoning and Neighborhood Plan Amendments
(Public Hearings and Possible Action)
RECOMMENDATION FOR COUNCIL ACTION**

ITEM No. 61

Subject: C14-06-0211 - Valdez Zoning - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 2819-2823 Manor Drive (Boggy Creek Watershed) from neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district zoning to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning. Staff Recommendation: To grant general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning. Planning Commission Recommendation: To grant general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning. Applicant: Valdez Trust (F. Gary & Doyle Valdez) Agent: Alice Glasco Consulting (Alice Glasco) City Staff: Robert Heil, 974-2330.

**Additional Backup
Material**

(click to open)

Staff_Report

For More Information:

ZONING CHANGE REVIEW SHEET

CASE: C14-06-0211

PC Date: January 16, 2007
January 30, 2007

ADDRESS: 2819-2823 Manor Drive

OWNER/APPLICANT: Valdez Trust (F. Gary and Doyle Valdez)

AGENT: Alice Glasco Consulting (Alice Glasco)

ZONING FROM: LR-MU-NP

TO: CS-MU-CO-NP

AREA: 0.918 acres

STAFF RECOMMENDATION:

Staff recommends approval General Commercial Services – Mixed Use – Conditional Overlay – Neighborhood Plan (CS-MU-CO-NP) combining district zoning. The conditional overlay would:

- Limit the project to no more than 2000 daily vehicle trips.
- Limit the maximum height to 40 feet.
- **Require a minimum of 10% of the gross square footage will be retail uses**
- **Require a minimum of 20% of the gross square footage will be residential uses**
- Require adherence to the Commercial Design Standards.

PLANNING COMMISSION RECOMMENDATION:

January 16: Meeting canceled due to extreme weather.

January 30, 2007: Approved staff's recommendation of CS-MU-CO-NP

DEPARTMENT COMMENTS:

The site is a roughly one acre site along Manor Road in the Transition Zone of the MLK Transit District Zone. The site is currently developed with 3 single family structures and is zoned Neighborhood Commercial – Mixed Use – Neighborhood Plan (LR-MU-CO). The request is to rezone the property to General Commercial Services – Mixed Use – Conditional Overlay – Neighborhood Plan (CS-MU-CO-NP) combining district zoning.

The Rosewood Neighborhood Planning Team supports the requested zoning.

Staff supports the requested zoning.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LR-MU-NP	3 Single Family Structures
<i>North</i>	CS-MU-CO-NP	Distribution Center
<i>South</i>	SF-3-NP	Single Family Homes
<i>East</i>	CS-MU-CO-NP	Undeveloped (Redeemer Presbyterian future site)
<i>West</i>	CS-MU-CO-NP	Auto-related and other commercial uses

AREA STUDY: The property lies within the Rosewood Neighborhood plan adopted in 2003, and is designated as Mixed Use. The request would not change the adopted future land use map, and therefore does not require a plan amendment.

TIA: N/A

WATERSHED: Boggy Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS

- Cherrywood Neighborhood Assn.
- Martin Luther King Jr./Airport Blvd. Sector
- Clifford-Sanchez Neigh. Assn.
- Austin Neighborhoods Council
- Mueller Neighborhoods Coalition
- Upper Boggy Creek Neighborhood Planning Team Contact
- Upper Boggy Creek Neighborhood Planning Team
- Keep the Land
- UBC Neighborhood Planning Team Contact
- Austin Independent School District
- Sentral Plus East Austin Koalition (SPEAK)
- Taking Action Inc.
- PODER People Organized in Defense of Earth & Her Resources
- City of Austin Neighborhood Planning (Chestnut)
- Anberly Airport Assn

SCHOOLS: (AISD)

Campbell Elementary School Kealing Middle School McCallum High School

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
Manor Road	65'	50'	Collector	Yes	#42	#20
Alexander Ave.	50'	30'	Local	No	No	No

CITY COUNCIL DATE:

ACTION:

March 1, 2007

ORDINANCE READINGS:

1st

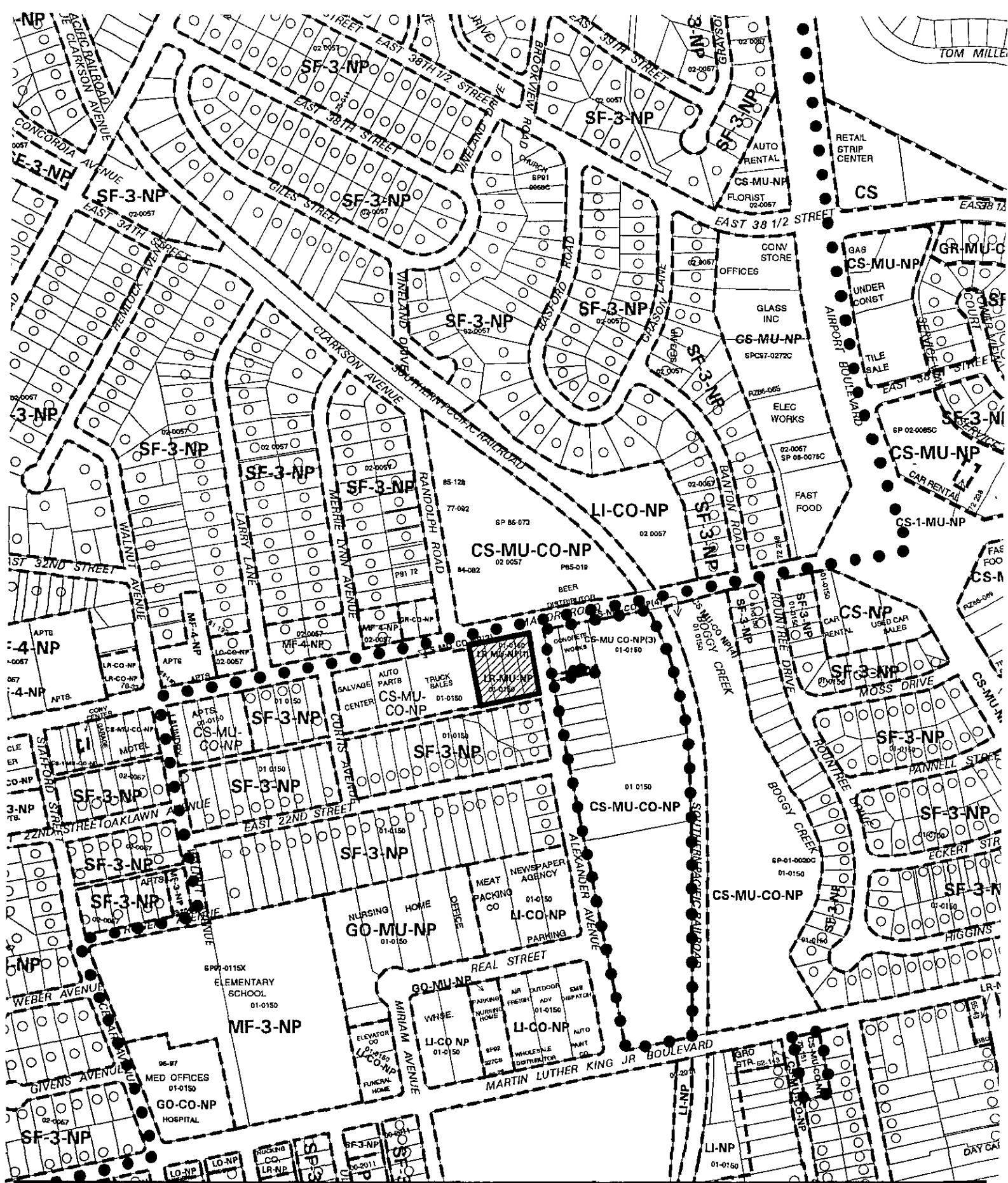
2nd



3rd

ORDINANCE NUMBER:

CASE MANAGER: Robert Heil
e-mail address: robert.heil@ci.austin.tx.us

PHONE: 974-2330



 1" = 400'	SUBJECT TRACT		ZONING	CITY GRID REFERENCE NUMBER K23
	PENDING CASE		
	ZONING BOUNDARY	-----		
	CASE MGR: R HEIL			
	CASE #:	C14-06-0211		
ADDRESS: 2819 - 2823 MANOR RD			DATE: 06-11	
SUBJECT AREA (acres): 0.918			INTLS: SM	

SUMMARY STAFF RECOMMENDATION

Staff recommends approval General Commercial Services – Mixed Use – Conditional Overlay – Neighborhood Plan (CS-MU-CO-NP) combining district zoning. The conditional overlay would:

- Limit the project to no more than 2000 daily vehicle trips.
- Limit the maximum height to 40 feet.
- **Require a minimum of 10% of the gross square footage will be retail uses**
- **Require a minimum of 20% of the gross square footage will be residential uses**
- Require adherence to the Commercial Design Standards.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

- 1 Granting of the request should result in an equal treatment of similarly situated properties*

CS-MU-CO-NP zoning exists on properties to the west, north and east of the property. The site is very similar to the other properties along Manor Road zoned CS-MU-CO-NP.

Transportation

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

The trip generation under the requested zoning is estimated to be 6209 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
Manor Road	65'	50'	Collector	Yes	#42	#20
Alexander Ave.	50'	30'	Local	No	No	No

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Boggy 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. Impervious cover is not limited in this watershed class. 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.

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.

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.

Water and Wastewater

The landowner intends to serve the site with City water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or adjustments are required, the landowner, at own expense, will be responsible for providing. 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 design criteria. The water and wastewater utility construction must be inspected by the City. The landowner must pay the associated and applicable City fees.

Site Plan

Site plans submitted after January 13, 2007 will be subject to review requirements of Commercial Design Standards.

ZONING CHANGE REVIEW SHEET**CASE:** C14-07-0226**PC. DATE:** February 13, 2006**ADDRESS:** 1141 – 1127 Perry Lane**OWNER/ AGENT:** Perry Equity Partners (Chris Kager)**ZONING FROM:** SF-3-NP**TO:** SF-4-NP**AREA:** 5.507 Acres**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the request for SF-4A-NP zoning.

PLANNING COMMISSION RECOMMENDATION:**February 13, 2007: Approved staff's recommendation of SF-4-NP on consent.****DEPARTMENT COMMENTS:**

The site is a 5.5 acre tract, largely undeveloped in a primarily single family neighborhood near Johnston High School. The request is for a rezoning from SF-3-NP to SF-4A-NP to build a single family development on smaller lots. There are several sustainable aspects of the proposed design.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3-NP	Undeveloped and two single family houses
<i>North</i>	SF-3-NP	Single family homes
<i>South</i>	SF-3-NP and CS-MU-CO NP	Single family homes and undeveloped
<i>East</i>	SF-3-NP	Single family homes
<i>West</i>	SF-4A-NP	Undeveloped

AREA STUDY: The site falls within the Govalle/Johnston Terrace Neighborhood Plan, which calls for single family residential uses on the site. No plan amendment is required.

TIA: Not Required, NTA attached.**WATERSHED:** Boggy**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No **HILL COUNTRY ROADWAY:** No

The Rosewood Neighborhood Contact Team

1000 Glen Oaks Court, Austin, TX 78702
(512) 477-2352

January 08, 2007

Chair and Members, Austin Planning Commission

Case # C14-06-0211, 2819 – 2823 Manor Rd.
Scheduled: January 16, 2007

Dear Chair Sullivan and Members, Austin Planning Commission:

This letter is to inform you that the Rosewood Neighborhood Contact Team supports the project listed above which will require an amendment of the zoning approved in the Rosewood Neighborhood Plan, which is LR-MU-NP.

We support the change to CS-MU-NP as the conceptual site plan we have seen includes all the following, which is in the spirit of the plan.

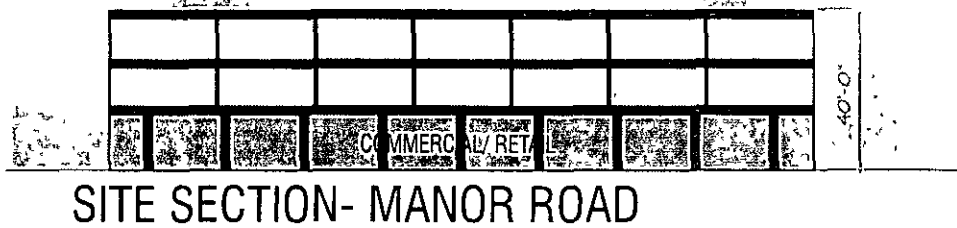
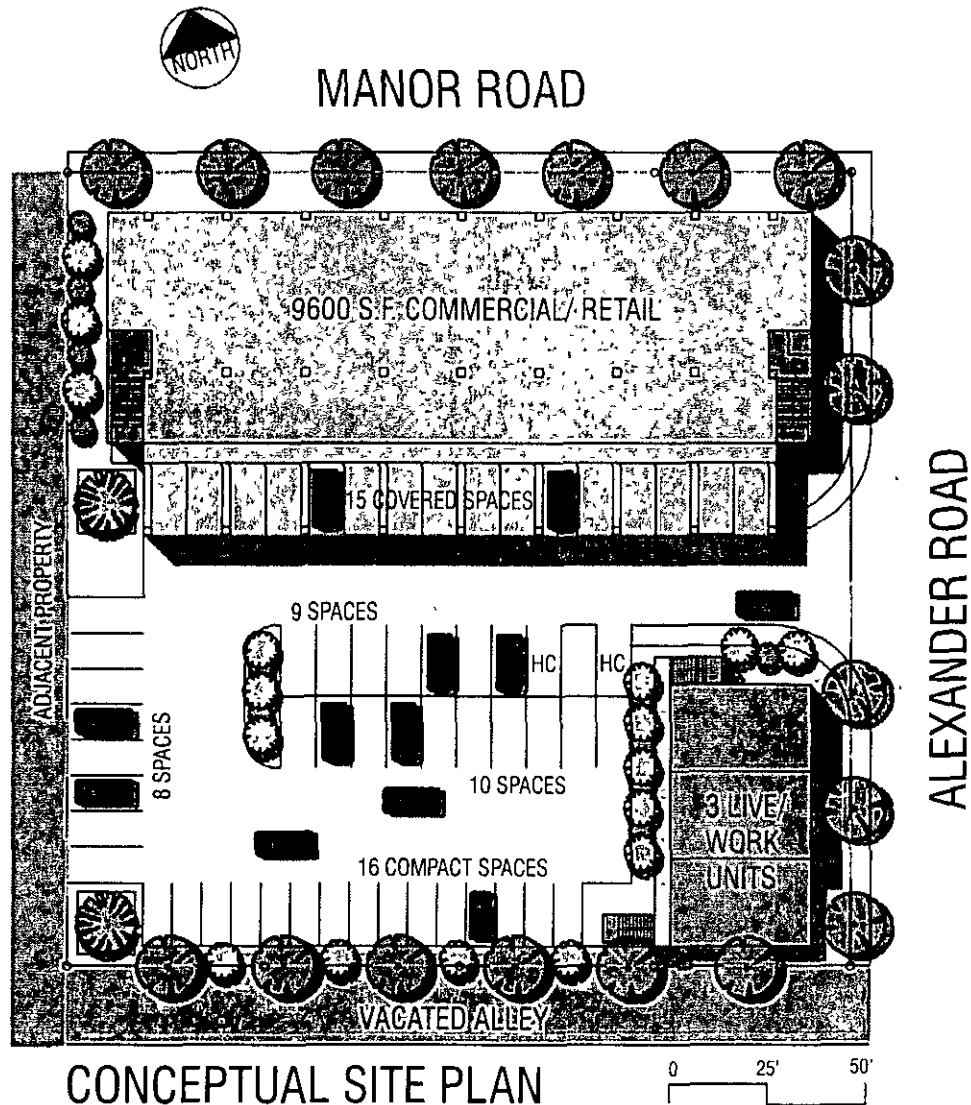
- The project will adhere to the 40' height limit established in the neighborhood plan
- The proposed Mixed Use development will have approximately 10,000 square feet of ground floor retail facing Manor Road
- There will be shared live/work spaces along Alexander Road.
- The upper floors will consist of 36-40 residential units
- The project will adhere to the Commercial Design Standards

I would be glad to answer any questions prior to the meeting, should you have any.

Sincerely,

Jane Rivera, Chair
Rosewood Neighborhood Contact Team

Days: 463-2482
Nights: 477-2352



2823 MANOR ROAD
AUSTIN TEXAS

11-26-06

WEISS
ARCHITECTURE