

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

REGISTERED COMMUNITY ORGANIZATIONS:

- South River City Citizens' Association
- Southeast Austin Neighborhood Alliance
- Baron Springs/Edwards Aquifer Conservation District
- South Central Coalition
- PODER - People Organized to Defend Earth and her Resources
- Austin Neighborhoods Council

SCHOOLS:

Allan Elementary School Martin Middle School Johnston High School

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	BICYCLE PLAN	CAPITAL METRO	SIDEWALKS
Perry Road	50'	30'	Local	No	No	No

CITY COUNCIL DATE: ACTION:

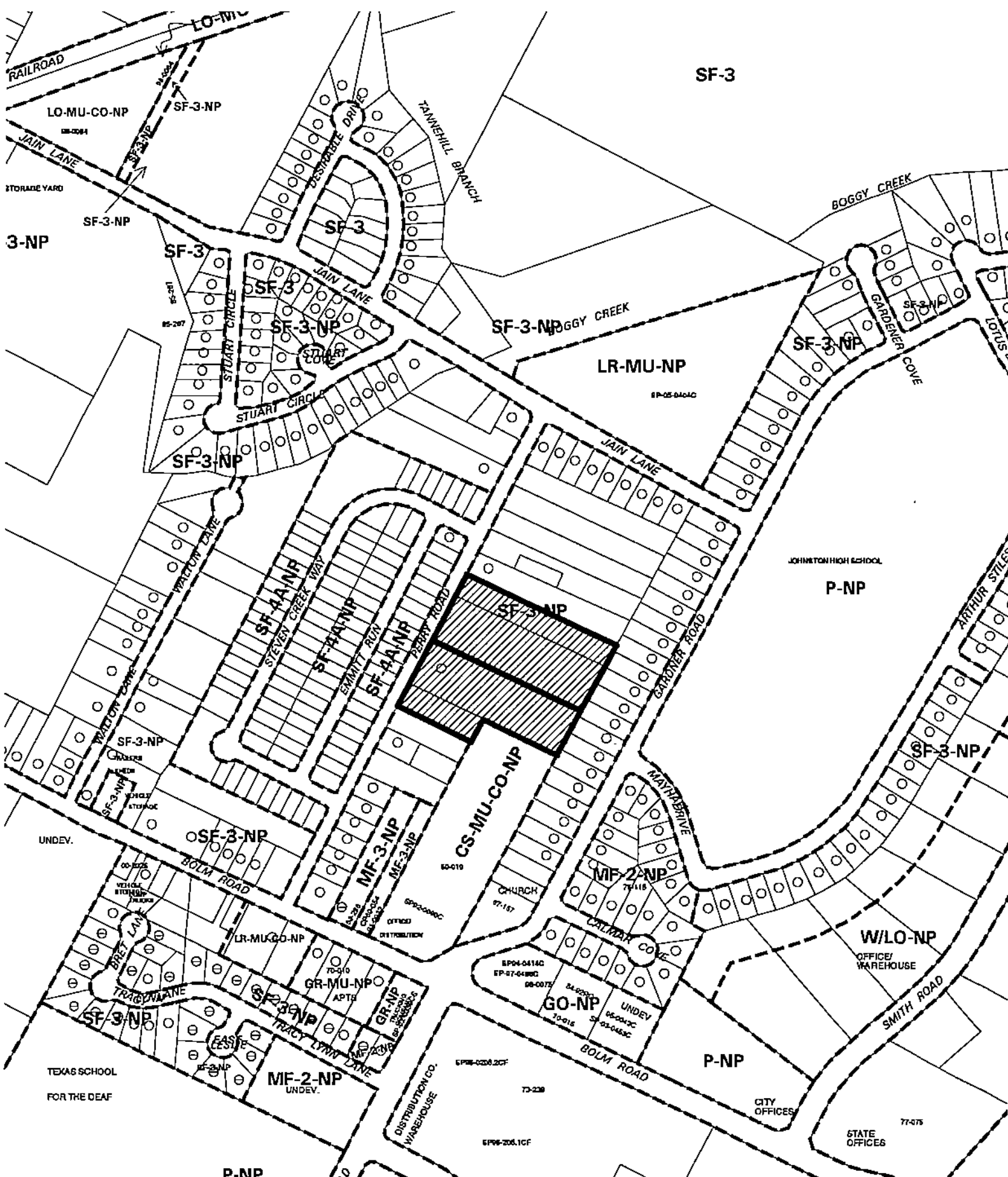
March 1, 2007





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 CASE #: C14-06-0226 ADDRESS: 1141 1/2 - 1127 PERRY RD SUBJECT AREA (acres): 5.507	DATE: 06-12 INTLS: sm	CITY GRID REFERENCE NUMBER M21
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: R.HEIL				

JOHNSTON HIGH SCHOOL

GARDNER RD

MAYHART DR

PERRY RD

SF-4A-NP

SF-4A-NP

STEVEN CREEK WAY

C14-06-0226
1141 1/2 - 1127 Perry Road
From SF-3-NP to SF-4A-NP

SUMMARY STAFF RECOMMENDATION

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

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

- 1. Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

SF-4A-NP zoning would additional opportunities for infill housing in keeping with the residential character of the neighborhood.

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. 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.

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.

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.

This site is within the Controlled Compatible Land Use Area of Austin-Bergstrom International Airport, but outside the Airport Overlay Zones. This property is within the Controlled Compatible Land Use Area defined by Chapter 241 of the Local Government Code. Development on this property is limited by Chapter 25-13 of the Austin City Code. Airport hazards as defined in Federal Aviation Regulations Part 77, as adopted by the City in Sections 25-13-23, are prohibited.

Transportation

A Neighborhood Traffic Analysis was performed for this project by the Transportation Review staff. Results are provided in an attached memo. LDC, Sec. 25-6-114.

The trip generation under the requested zoning is estimated to be 639 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). The applicant proposes a maximum of 40 dwelling units which would generate approximately 382 trips per day.

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

Capital Metro bus service is available within 1/4 mile of this property on Bolm Road.

Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION	BICYCLE PLAN	CAPITAL METRO	SIDEWALKS
Perry Road	50'	30'	Local	No	No	No

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 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 utility design criteria. The water and wastewater utility construction must be inspected by the City. The landowner must pay all associated and applicable City fees.

EXHIBIT "A"

LEGAL DESCRIPTION

BEING A 2.495 ACRE TRACT OF LAND SITUATED IN THE J.C. TANNEHILL LEAGUE SURVEY NUMBER 29, ABSTRACT NUMBER 22, IN TRAVIS COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND CONVEYED TO MARION SANDOVAL, JR. BY INSTRUMENT OF RECORD IN VOLUME 11702, PAGE 1202, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 2.495 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

BEGINNING at a 1/2" rebar found in the current east line of Perry Road, at a northwest corner of a tract of land for David Shin and Gustavo Canales described by instrument of record in Volume 12309, Page 1290, of the Real Property Records of Travis County, Texas, for the southwest corner hereof;

THENCE, N 29°45'29" E (Bearing Basis), with the current east line of Perry Road, passing at a distance of 80.98 feet a square bolt found, and continuing for a total distance of 242.20 feet to a square bolt found in the south line of a tract of land conveyed to Max Foradori and Shirley Foradori by instrument of record in Volume 5812, Page 401, of the Real Property Records of Travis County, Texas, at the southeast corner of a tract of land conveyed to the City of Austin for street purposes by instrument of record in Volume 10254, Page 169, of the Real Property Records of said County, for the northwest corner hereof;

THENCE, S 62°34'10" E, with the south line of said Foradori tract, a distance of 538.11 feet to a 1/2" rebar found in the west line of Johnston Terrace, a subdivision situated in Travis County, Texas, of record in Book 35, Page 32, of the Plat Records of said county, for the southeast corner of said Foradori tract, and the northeast corner hereof;

THENCE, S 30°25'58" W, with the west line of said subdivision, a distance of 162.47 feet to a 1/2" rebar found at the northeast corner of a tract of land for Texas Industrial Services, Inc. described by instrument of record in Volume 11342, Page 597, of the Real Property Records of Travis County, Texas, for the southeast corner hereof;

THENCE, N 62°28'04" W, a distance of 268.15 feet to a 1/2" iron pipe found at the northwest corner of said Texas Industrial tract, for an interior ell corner in the south line hereof;

THENCE, S 30°16'22" W, with the west line of the Texas Industrial Tract, a distance of 82.10 feet to a 1/2" rebar set at the northeast corner of said Canales tract, for an exterior ell corner in the south line hereof;

THENCE, N 62°11'29" W, a distance of 267.22 feet to the PLACE OF BEGINNING hereof, and containing a calculated area of 2.495 acres of land.

This description is to be used in conjunction with the accompanying survey plat only.


Victor M. Garza P.E., S. 4740

7-21-06
Date

B&G Surveying, Inc.
1404 W. North Loop Blvd.
Austin, Texas 78756
(512)-458-6969
Job#: B0703506_TA2



EXHIBIT "A"

LEGAL DESCRIPTION

BEING A 3.012 ACRE TRACT OF LAND SITUATED IN THE I.C. TANNEHILL LEAGUE SURVEY NUMBER 29, ABSTRACT 22, IN TRAVIS COUNTY, TEXAS, AND CONSISTING OF THE FOLLOWING TWO (2) TRACTS OF LAND:

TRACT 1: A 2.008 ACRE TRACT OF LAND CONVEYED TO MAX FORADORI AND SHIRLEY FORADORI BY INSTRUMENT OF RECORD IN VOLUME 5812, PAGE 401, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT PORTION OF SAID TRACT CONVEYED TO THE CITY OF AUSTIN FOR STREET PURPOSES BY INSTRUMENT OF RECORD IN VOLUME 10254, PAGE 169, OF THE REAL PROPERTY RECORDS OF SAID COUNTY;

TRACT 2: A 1.004 ACRE TRACT OF LAND CONVEYED TO MAX FORADORI AND WIFE, SHIRLEY FORADORI BY INSTRUMENT OF RECORD IN VOLUME 9242, PAGE 121, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT PORTION OF SAID TRACT CONVEYED TO THE CITY OF AUSTIN FOR STREET PURPOSES BY INSTRUMENT OF RECORD IN VOLUME 10254, PAGE 169, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS;

SAID 3.012 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

BEGINNING at a square bolt found in the current east right of way of Perry Road, and in the south line of a tract of land for Tama R. Amstutz and David K. Treganowan, described by instrument of record in Volume 12359, Page 149, of the Real Property Records of Travis County, Texas, same being northeast corner of the aforementioned City Tract, the northwest corner of the aforementioned Tract 2, and the northwest corner hereof;

THENCE, S 62°36'50" E, with the south line of said Amstutz/Treganowan tract, and the north line of Tract 2, a distance of 540.20 feet to a 2" iron pipe found in the west line of Johnston Terrace, a subdivision situated in Travis County, Texas, of record in Book 35, Page 32, of the Plat Records of said county, for the southeast corner of the Amstutz/Treganowan tract, the northeast corner of Tract 2, and the northeast corner hereof, and from which a 1/2" rebar found at a fence corner post bears: N 29°39'57" E, a distance of 4.20 feet;

THENCE, S 29°39'57" W, with the west line of said subdivision, and the east line of Tract 2, a distance of 81.00 feet to a 1/2" rebar found for the southeast corner of Tract 2, and the northeast corner of said Tract 1, for an angle point in the east line hereof;

THENCE, S 30°31'55" W, continuing with the west line of said subdivision and the east line of Tract 1, a distance of 162.62 feet to a 1/2" rebar found at the northeast corner of a 2.495 acre tract of land, being that same tract of land conveyed to Marion Sandoval, Jr. by instrument of record in Volume 11702, Page 1202, of the Real Property Records of Travis County, Texas, for the southeast corner of Tract 1, and the southeast corner hereof;

THENCE, N 62°34'10" W, with the north line of said Sandoval tract, a distance of 538.11 feet to a square bolt found in the current east right of way of Perry Road, for the southeast corner of said City tract, the southwest corner of Tract 1, and the southwest corner hereof;

THENCE, N 29°45'29" E (Bearing Basis), with the current east line of Perry Road, same being the east line of the City Tract, a distance of 162.11 feet to a square bolt found at the common west corner of Tracts 1 and 2, for an angle point in the west line hereof;

THENCE, N 29°45'29" E, continuing with the current east line of Perry Road, and the east line of the City Tract, a distance of 81.00 feet to the PLACE OF BEGINNING hereof, and containing a calculated area of 3.012 acres of land.

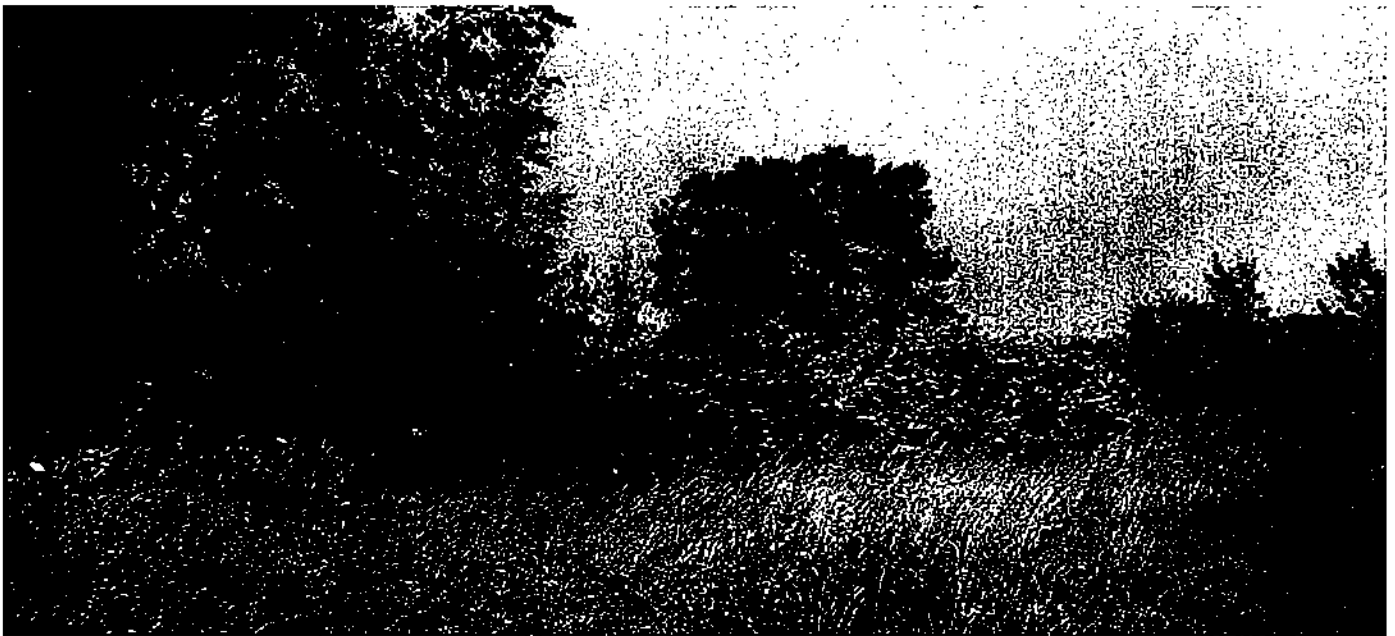
This description is to be used in conjunction with the accompanying survey plat only.


Victor Garza R.P.L.S. 4746

7/21/06
Date

B&G Surveying, Inc.
1404 W. North Loop Blvd.
Austin, Texas 78756
(512)-458-6969
Job#:B0703306_TA1





Perry Road Sustainable Community

A KRDB/Beck-Reit Joint Venture



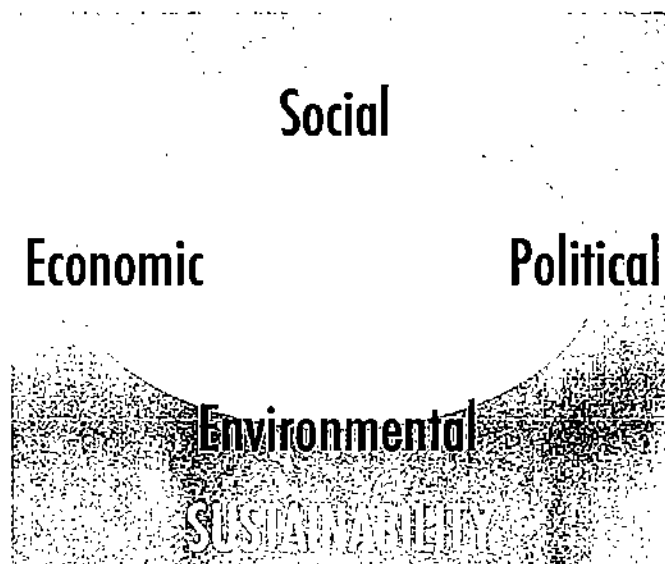
SOL (Solutions Oriented Living)

Goal:

Develop a model for an urban in-fill sustainable community.

What is Sustainability?

"Sustainable communities are defined as towns and cities that have taken steps to remain healthy over the long term. Sustainable communities have a strong sense of place. They have a vision that is embraced and actively promoted by all of the key sectors of society, including businesses, disadvantaged groups, environmentalists, civic associations, government agencies, and religious organizations. They are places that build on their assets and dare to be innovative. These communities value healthy ecosystems, use resources efficiently, and actively seek to retain and enhance a locally based economy. There is a pervasive volunteer spirit that is rewarded by concrete results. Partnerships between and among government, the business sector, and nonprofit organizations are common. Public debate in these communities is engaging, inclusive, and constructive. Unlike traditional community development approaches, sustainability strategies emphasize: the whole community (instead of just disadvantaged neighborhoods); ecosystem protection; meaningful and broad-based citizen participation; and economic self-reliance." _ Institute for Sustainable Communities





Environmental

Macro

On the macro level we are interested in addressing the urban model, and particularly the late 20th century model of growth; sprawl. Low density development over large areas of land degrade the environment, strain the infrastructure and creates social isolation and homogeneity.

Sustainable development must look to a variety of in-fill models that function at appropriate densities. Strategies such as adaptive re-use, pocket in-fill and alternative typologies such as mixed-use developments all should be utilized to curtail sprawl.

Another aspect of macro sustainability is to leverage large scale developments, municipalities and institutions to apply pressure to material suppliers and the building industry to become more responsible about the products they produce and their methods of production.

Micro

This is the aspect of sustainability that is most readily identified and promoted; building green. But this also functions on several levels. While we must implement "green building" practices as it relates to materials and processes (recycled products, low VOC materials, high efficiency systems, self-sustaining systems) we must also look at planning strategies for the larger community. Site planning strategies, alternative water/wastewater management, and cooperative energy systems are just a few examples of ways to go beyond what is typically identified as green building.

Economic

Economic sustainability has to do with intelligent growth. How are resources in a community utilized in the most efficient and constructive manner? Can we manage to get 2 ounces of output for every ounce of input? The only way to do this is leverage; economic actions having multiple benefactors. Vehicles such as housing subsidies, small business loans and tax incentives, in conjunction with an equitable market environment can provide the kind of necessary economic base on which to build a sustainable community.

Social

Creating an environment that is not only socially diverse but fosters the growth and respect of people across a social spectrum will increase the depth and richness of a community. Diversity in proximity promotes complexity, which in turn strengthens the fabric of a community.

Political

Awareness and participation must be promoted in order to empower the maximum number of members of a community.



Sustainability Measures

1. Funding/contributions

What kind of economic incentives, grants, rebates, etc are available. Can we have other resources donated/contributed/discounted by either material suppliers or organizations (ie Austin Energy/PV panels).



2. Site Planning Strategies

- street layout/size, number, orientation, alleys
- pocket parks
- location of infrastructure
- possible alternative uses/densities for certain lots
- alternative paving materials



3. Large Scale Infrastructure

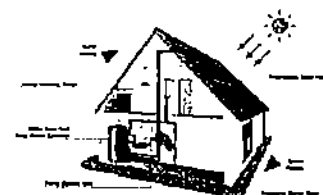
- alternative storm water management
- alternative power (PV's -AE)
- grey water recycling
- rain water harvesting
- geothermal
- hydronic heating/cooling



4. Structures

- maximizing material sustainability through low impact materials
- maximizing passive heating/cooling
- minimizing waste
- modular construction
- alternative buildings systems (AEC block, SIPS, earth block)
- maximize flexibility

Solar Water Heating System



5. Community

- informing/involving the neighborhood
- finding potential clients such as a chodo, neighborhood group, or co-housing group
- possible alternative uses that might contribute to neighborhood
- public space/community garden



Area

Location Maps



From downtown.....



Location Details

1141 and 0 Perry Rd.

5.5 Acres

4.15 miles from Downtown

Bus stop at corner of Perry and Bolm

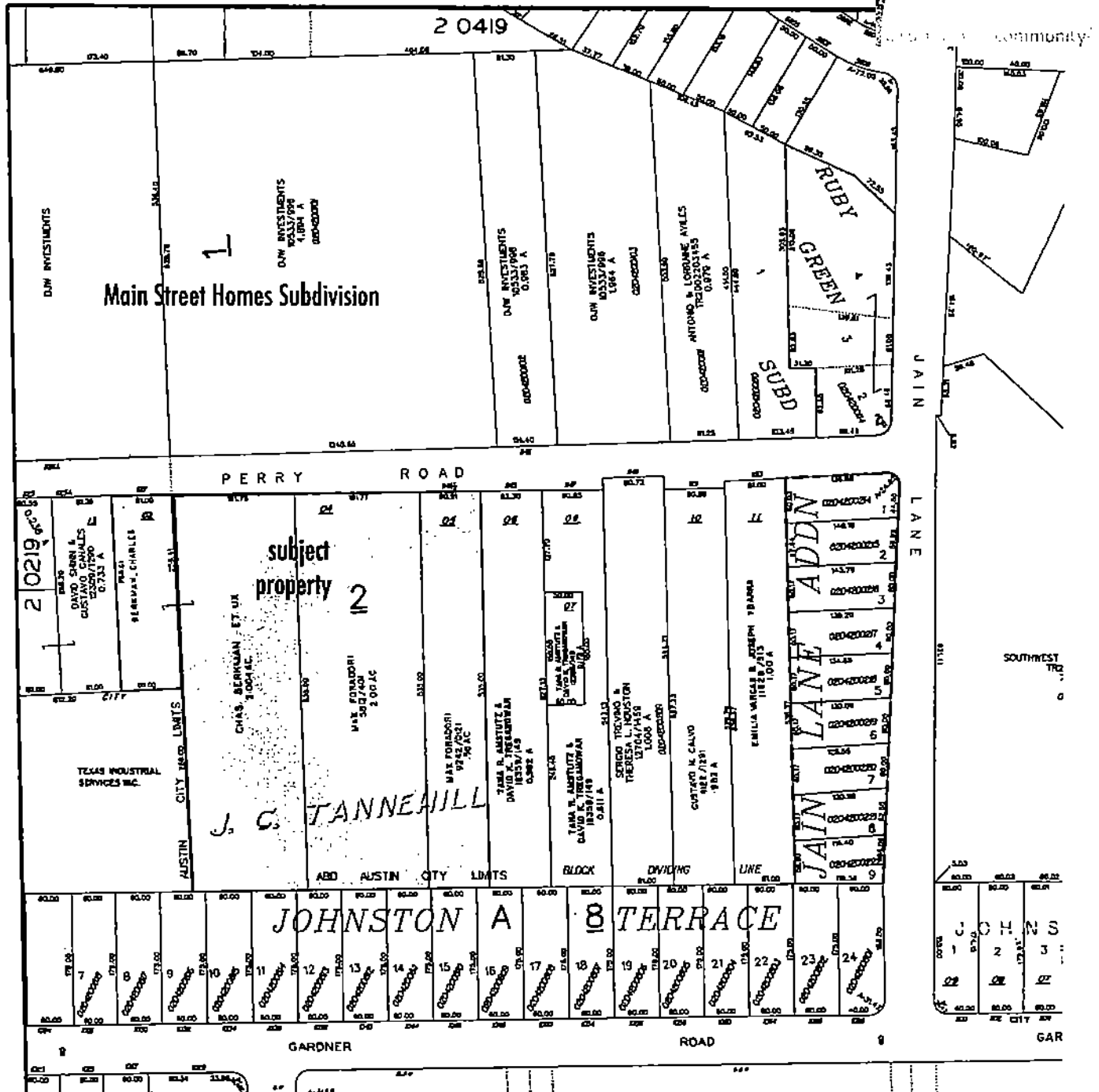
Two blocks from Govalle Park

Convenient to 183/Airport

One block to Johnston High, close to Allan and Govalle

Locally

Area Plat - Perry Road



Perry Road tracts called out in pg 52 of GJT Plan as "recommended for small lot residential".

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