

ZONING CHANGE REVIEW SHEET

CASE: C14-2007-0100 – South Edge II

P.C. DATE: August 28, 2007

ADDRESS: 6210 and 6216 Crow Lane

OWNER: Captuity Investments Three, LP
(Darin Davis)

APPLICANT: Alice Glasco Consulting
(Alice Glasco)

ZONING FROM: SF-3-NP

TO: MF-3-NP

AREA: 6.02 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant multifamily residence low density – neighborhood plan (MF-2-NP) combining district zoning.

If the requested zoning is recommended for this site, 30 feet of right-of-way should be dedicated from the centerline of Crow Lane in accordance with the Transportation Criteria Manual, in order to accommodate traffic anticipated to be generated by this site. [LDC, 25-6-55; TCM, Tables 1-7, 1-12]

PLANNING COMMISSION RECOMMENDATION:

August 28, 2007: *APPROVED MF-2-NP DISTRICT ZONING WITH CONDITIONS AS RECOMMENDED BY STAFF.*

[T. ATKINS; J. REDDY] (7-0) P. CAVAZOS - ABSENT

ISSUES:

The Applicant is in agreement with the Staff recommendation.

DEPARTMENT COMMENTS:

The subject property consists of two platted lots, is developed with four commercial businesses and one duplex, and is zoned family residence – neighborhood plan (SF-3-NP) district. Access is taken to Crow Lane, a cul-de-sac street which intersects North Bluff Drive. The property maintained its base district with the Sweetbriar rezonings completed in August 2005, although it was designated as “Mixed Residential” on the Future Land Use Map. Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant proposes to rezone the property to the multifamily residence medium density – neighborhood plan (MF-3-NP) district in order to construct 92 attached condominiums and 13 detached condominiums for a total of 105 units. According to the Applicant’s conceptual drawings provided in Exhibit C, the project would connect with the adjacent urban and cottage lot residential subdivision that is under construction to the west (SF-3-NP and known as South Edge, also owned by the Applicant).

Other residential developments in the area include a condominium development under construction at the corner of North Bluff and Crow Lane (zoned MF-2-CO-NP and known as Skybridge) as well as a planned condominium project further south on North Bluff Drive for 40 units, known as La Vista on North Bluff (SF-6-NP). There is an existing apartment development to the north that accesses Little Texas Lane, is part of a Planned Unit Development and is developed to an MF-2 density of 23 units per acre, up to three stories in height.

The differences in development standards between MF-2 and MF-3 zonings are limited to units per acre (23 for MF-2; 36 for MF-3) and impervious cover (60% for MF-2; 65% for MF-3). The Staff's understanding is that the Applicant would like the additional impervious cover that MF-3 zoning provides in order to achieve the proposed number of units. Staff supports multifamily residence low density (MF-2-NP) zoning in accordance with the existing apartments to the north and the MF-2-CO-NP zoning to the south (Skybridge), and therefore, is unable to recommend the Applicant's request for MF-3-NP zoning given the established density and development standards on these two adjacent properties.

EXISTING ZONING AND LAND USES:

| | ZONING | LAND USES |
|--------------|-------------------------------------|---|
| <i>Site</i> | SF-3-NP | Mechanic shop; Welding company; Fabrication company; Automotive repair; One duplex |
| <i>North</i> | PUD | Apartments |
| <i>South</i> | LR-MU-CO-NP; MF-2-CO-NP; SF-3-NP | Single family residences on large lots; Condominiums – under construction |
| <i>East</i> | SF-3-NP | One single family residence; Day care; Theater |
| <i>West</i> | SF-3-NP | Urban and cottage lots – under construction; Single family residence; Construction sales and services; Mobile home park |

NEIGHBORHOOD PLANNING AREA: South
Congress Combined NPA
(Sweetbriar)

TIA: Is not required

WATERSHED: Williamson Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

26 – Far South Austin Community Association
300 – Terrell Lane Interceptor Association
428 – Barton Springs / Edwards Aquifer Conservation District
511 – Austin Neighborhoods Council

627 – Onion Creek Homeowners Association
 742 – Austin Independent School District
 786 – Home Builders Association of Greater Austin

SCHOOLS:

Pleasant Hill Elementary School Bedichek Middle School Crockett High School

CASE HISTORIES:

| NUMBER | REQUEST | COMMISSION | CITY COUNCIL |
|--|---|--|---|
| C14-07-0016 – La Vista on North Bluff | SF-4A-NP to MF-3-NP | To Grant SF-6-NP | Approved SF-6-NP (6-21-07). |
| C14-03-0063 – Capitol Chevrolet | RR; NO-CO; GR-CO to GR | To Grant RR in its existing configuration, and GR-CO with 45' max. height and prohibited uses. Restrictive Covenant for the TIA. | Approved RR; GR-CO, as recommended by the ZAP (11-20-03) |
| C14-01-0069 – North Bluff Drive Rezoning | SF-3 to MF-2 | To Grant MF-2-CO with CO for a 25' vegetative buffer along North Bluff Drive (6-5-01) | Approved MF-2-CO as recommended by the Planning Commission (8-9-01) |
| C14-99-0055 (RCA) – Capitol Chevrolet | Restrictive Covenant Amendment to remove access restrictions to North Bluff Drive | To Grant an amendment of the Restrictive Covenant to delete conditions #1 and #2, pertaining to driveway access on North Bluff Drive (9-23-03). | Approved the Restrictive Covenant Amendment, as recommended by the ZAP (10-23-03) |
| C14-99-0055 – Capitol Chevrolet, Geo South | SF-3 to GR & NO | To Grant GR-CO for Tract 1 and NO-CO for Tract 2 with a 10' vegetative buffer adjacent to North Bluff Drive; RR for Tract 3. Additional conditions agreed to between the Applicant and the Neighborhood Association: 60 db at the property line, 10' | Approved GR-CO for Tract 1; NO-CO for Tract 2; RR for Tract 3. 10' landscaped buffer along North Bluff and same along adjacent SF-3-H property; 60% impervious cover; shielded lighting; prohibit Congregate Living and Residential |

| | | |
|--|--|---|
| | <p>buffer along N. Bluff to be a landscaped buffer, and that vehicle storage, auto washing, repair, rentals are permitted only as accessory uses to the principal use of automotive sales. (4-27-99)</p> | <p>Treatment on NO-CO; 40' height on Tract 1. <u>Restrictive Covenant</u> limits property to 1 driveway along North Bluff Drive, with mechanized gate for security purposes and for employees only; prohibits access for delivery trucks for loading or unloading purposes; prohibits portable buildings or mobile homes except for those used for auto sales; noise level at property not to exceed 60 decibels (5-13-99).</p> |
|--|--|---|

RELATED CASES:

The property is platted as Lots 1 and 2 of the Mott Addition, recorded in August 1967 (C8s-67-110). Please refer to Exhibit B.

Sweetbriar Neighborhood Plan Rezoning

The Sweetbriar Neighborhood Plan Area rezonings were completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on August 18, 2005 (C14-05-0105).

ABUTTING STREETS:

| Name | ROW | Pavement | Classification | Sidewalks | Bus Route | Bicycle Plan |
|-------------------|--------------|--------------|--------------------------|-----------------------|-----------------------|--------------|
| Crow Lane | 50 feet | 14 – 19 feet | Cul-de-sac, Local Street | Along the bubble only | No, not within ¼ mile | No |
| North Bluff Drive | 60 – 70 feet | 26 – 27 feet | Collector | No | No | No |

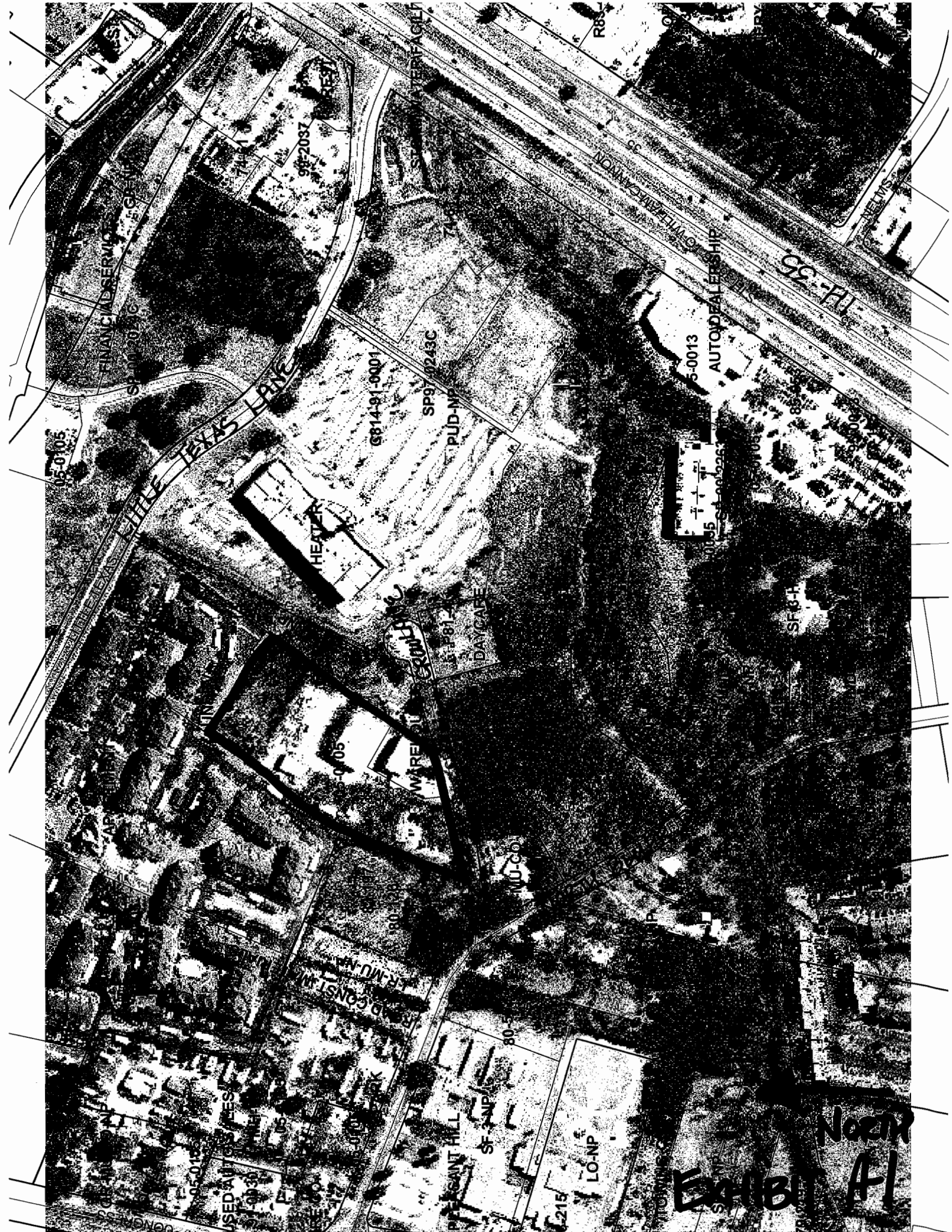
CITY COUNCIL DATE: October 11, 2007 **ACTION:**

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

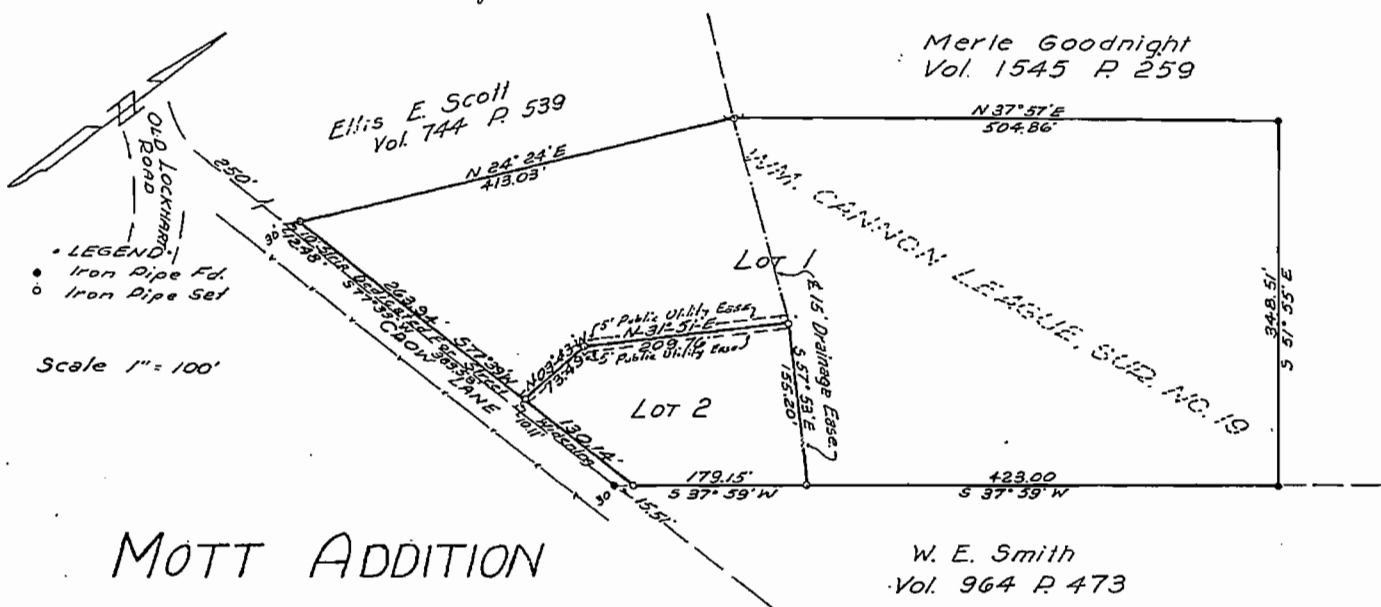
CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@ci.austin.tx.us

PHONE: 974-7719



North
Exhibit A-1

Aug 7-67 R.C.H.A. 1625 4.50



STATE OF TEXAS

COUNTY OF TRAVIS: KNOW ALL MEN BY THESE PRESENTS

That I, Robert H. Mott, owner of two tracts of land out of the William Cannon League Survey No. 19 in Travis County, Texas, which were conveyed to me by deeds of record in Volume 3311 at Page 1882 and in Volume 3311 at Page 1885, Deed Records Travis County, Texas, do hereby subdivide said tracts in accordance with the attached plat, said subdivision to be known as "MOTT ADDITION", and I do hereby dedicate to the public the streets and easements shown hereon.

WITNESS MY HAND, this the 11 day of July AD 1967.

Robert H. Mott
Robert H. Mott

STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, on this day personally appeared Robert H. Mott, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 11 day of July AD 1967.

L. H. C. Connor
Notary Public in and for Travis County, Texas

APPROVED FOR ACCEPTANCE:

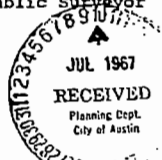
Hoyle M. Osborne DATE 3 August 1967
Hoyle M. Osborne, Director of Planning

ACCEPTED AND AUTHORIZED FOR RECORD by the Planning Commission of the City of Austin on the 3rd day of August AD 1967.

U. A. G. W. G. Lincoln Brown
Vice-Chairman Secretary

In addition to the easements shown on this plat, the rear five (5) feet of all lots is dedicated as an easement for public utilities.

SURVEYED BY B. F. Priest DATE 7-3-67
B. F. Priest, Reg. Public Surveyor



STATE OF TEXAS

COUNTY OF TRAVIS

I, Miss Emilie Limberg, Clerk of the County Court, within and for the county and state aforesaid, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 7 day of Aug AD 1967 at 10:55 o'clock A.M. and duly recorded on the 7 day of Aug AD 1967 at 11 o'clock A.M. in the Plat Records of said County in Book 35 at Page 16.

WITNESS MY HAND AND SEAL of the court of said county, the date last written above.

Miss Emilie Limberg, Clerk County Court, Travis County, Texas.

By Larson Lee
Deputy

STATE OF TEXAS
COUNTY OF TRAVIS

I, Miss Emilie Limberg, County Clerk of Travis County, Texas, do hereby certify that on the 11 day of July AD 1967, the Commissioners Court of Travis County, Texas, passed an order authorizing the filing for record of this plat and that said order has been duly entered in the minutes of said Court in Book 3 at Page 364.

WITNESS MY HAND AND SEAL OF OFFICE, this the 11 day of Aug AD 1967.

Miss Emilie Limberg, County Clerk, Travis County, Texas.

By M. Ephraim
Deputy

"In approving this plat by the Commissioners Court of Travis County, Texas, it is understood that the buildings of all streets, roads and other public thoroughfares delineated and shown on this plat, and all bridges and culverts necessary to be constructed or placed in such streets, roads, or other public thoroughfares, or in connection therewith shall be the responsibility of the owner and/or developer of the tract of land covered by this plat, in accordance with plans and specifications prescribed by the Commissioners Court of Travis County, Texas, and the Commissioners Court of Travis County, Texas, assumes no obligation to build the streets, roads, or other public thoroughfares shown on this plat, or of constructing any bridges or culverts in connection therewith".

SEPTIC TANK NOTE:

Each house constructed in this subdivision shall be connected to a septic tank with a capacity of not less than 500 gallons and with a drain field of not less than 150 feet, and shall be installed in accordance with the regulations of the city-county health officer and shall be inspected and approved by such officer. This restriction is enforceable by the City of Austin-Travis County Health Unit and/or the subdivider.

FILED FOR RECORD this the 7 day of Aug AD 1967 at 10:55 o'clock A.M.
Miss Emilie Limberg, Clerk County Court, Travis County, Texas

By Larson Lee
Deputy

EXHIBIT B
RECORDED PLAT

C.S. 67-110



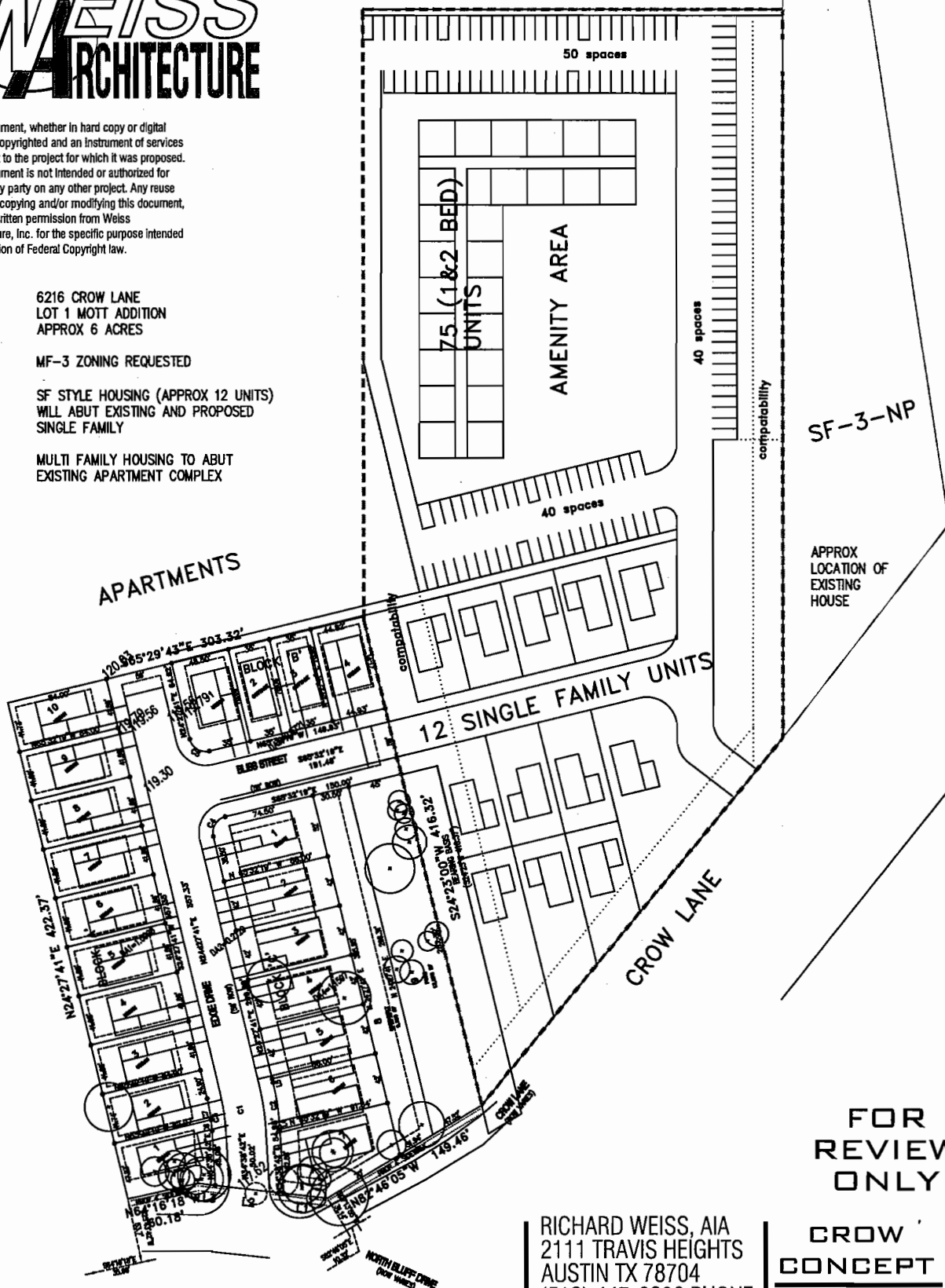
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6216 CROW LANE
LOT 1 MOTT ADDITION
APPROX 6 ACRES

MF-3 ZONING REQUESTED

SF STYLE HOUSING (APPROX 12 UNITS)
WILL ABUT EXISTING AND PROPOSED
SINGLE FAMILY

MULTI FAMILY HOUSING TO ABUT
EXISTING APARTMENT COMPLEX



SF-3-NP

APPROX
LOCATION OF
EXISTING
HOUSE

FOR
REVIEW
ONLY

RICHARD WEISS, AIA
2111 TRAVIS HEIGHTS
AUSTIN TX 78704
(512) 447-6806 PHONE
(512) 851-2005 FAX
richard@weissarc.com

CROW
CONCEPT
DATE ISSUED:
7/22/07

SHEET:



SOUTH EDGE





SOUTH EDGE

FEISS
ARCHITECTURE

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant multifamily residence low density – neighborhood plan (MF-2-NP) combining district zoning.

If the requested zoning is recommended for this site, 30 feet of right-of-way should be dedicated from the centerline of Crow Lane in accordance with the Transportation Criteria Manual, in order to accommodate traffic anticipated to be generated by this site. [LDC, 25-6-55; TCM, Tables 1-7, 1-12]

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

Applicant: The multifamily residence (Medium Density) MF-3 district is intended for multifamily developments with a maximum density of up to 36 units per acres located near supporting transportation and commercial facilities.

Staff: The multifamily residence (Low Density) MF-2 district is intended to accommodate multifamily use with a maximum density of up to 23 units per acre, depending on unit size. This district is appropriate given its location near supporting transportation and commercial facilities.

- 2. Zoning changes should promote an orderly and compatible relationship among land uses.*

The differences in development standards between MF-2 and MF-3 zonings are limited to units per acre (23 for MF-2; 36 for MF-3) and impervious cover (60% for MF-2; 65% for MF-3). The Staff's understanding is that the Applicant would like the additional impervious cover that MF-3 zoning provides in order to achieve the proposed number of units. Staff supports multifamily residence low density (MF-2-NP) zoning in accordance with the existing apartments to the north and the MF-2-CO-NP zoning to the south (Skybridge), and therefore, is unable to recommend the Applicant's request for MF-3-NP zoning given the established density and development standards on these two adjacent properties.

EXISTING CONDITIONS**Site Characteristics**

The property is developed with a mechanic shop, a welding company, a fabrication company, automotive repair services and one duplex. There appear to be no significant topographical constraints.

Impervious Cover

For the MF-3 district, the maximum impervious cover would be 65%, based on the more restrictive zoning regulations. For the MF-2 district, the maximum impervious cover is 60%, a consistent figure between the zoning and watershed regulations.

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Williamson 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. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

| <i>Development Classification</i> | <i>% of Net Site Area</i> | <i>% with Transfers</i> |
|--|---------------------------|-------------------------|
| 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 flood plain maps, there is no floodplain within, or adjacent to the project boundary.

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 existing trees and other 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 on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

Transportation

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]

The trip generation under the requested zoning is estimated to be 1,432 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).

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at his own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocation, and abandonment. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Compatibility Standards

The site is subject to compatibility standards. Along the east and west property lines, the following standards apply:

- No structure may be built within 25 feet of the property line.
 - No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
 - No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
 - For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
 - No parking or driveways are allowed within 25 feet of the property line.
 - In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- Additional design regulations will be enforced at the time a site plan is submitted.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.

August 23, 2007

Case Number: C14-2007-0100

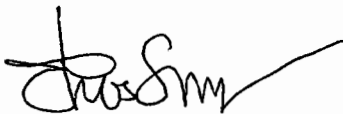
Contact: Wendy Walsh

Public Hearing Date: August 28, 2007

Planning Commission

Dear Ms. Walsh,

The current transportation infrastructure of North Bluff and Crow Lane is outdated. North Bluff (originally Lockhart Highway) is too narrow for current traffic loads. Additionally, Crow Lane is too narrow for current traffic levels. North Bluff and Crow Lane MUST be upgraded to current standards as to width, curbing and etc. in order to support ANY additional traffic which WILL occur as a result of this rezoning. I respectfully request Case Number C14-2007-0100 not be granted rezoning until adequate upgrades to North Bluff and Crow Lane are completed.

A handwritten signature in black ink, appearing to read 'Tom Smith', with a long, sweeping horizontal line extending to the right.

Tom Smith

For and on behalf of
Little Dudes Learning Centers, Inc.
6201 Crow Lane
Austin, Texas 78745

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2007-0100

Contact: Wendy Walsh, (512) 974-7719

Public Hearing:

August 28, 2007 Planning Commission

Thomas Smith

Your Name (please print)

6201 Crow Lane

Your address(es) affected by this application

Thos Smith

Signature

Date

8/23/2007

Comments:

The current transportation infrastructure is outdated. North Bluff (originally Old Lockhart Highway) is too narrow for the amount of current traffic. In addition, Crow Lane is to narrow for current traffic as well. Both North Bluff and Crow Lane must be widened in order to support additional traffic which will occur as a result of this rezoning.

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Wendy Walsh

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

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Case Number: C14-2007-0100

Contact: Wendy Rhoades, (512) 974-7719

Public Hearing:

October 11, 2007 City Council

Coles Harrison

Your Name (please print)

507 N. Bluff Drive

Your address(es) affected by this application

Wendy Rhoades

Signature

9/30/07

Date

☐ I am in favor
☒ I object

Comments:

North Bluff has too
much traffic on it for
the width of surface.
Don't need any more

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810