SECOND / THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14-2007-0139 - Barton Creek

REQUEST:
Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 5805 Travis Cook Road (Williamson Creek Watershed - Barton Springs Zone) from rural residence (RR) district zoning to limited office-conditional overlay (LO-CO) combining district zoning. First reading approved on October 11, 2007. Vote: 7-0.

ISSUES:

OWNER/APPLICANT: Elizabeth Wheatley

AGENT: Vincent Gerard and Associates (Vincent Huebinger).

DATE OF FIRST READING: October 11, 2007:

CITY COUNCIL HEARING DATE: November 8, 2007

CITY COUNCIL ACTION:
The first reading of the ordinance for limited office-conditional overlay (LO-CO) combining district zoning was approved (consent). 7-0

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

ZONING CHANGE REVIEW SHEET

CASE: C14-2007-0139 Barton Creek Childcare **PC. DATE:** September 25, 2007

ADDRESS: 5805 Travis Cook Road

OWNER/APPLICANT: Elizabeth Wheatley

AGENT: Vincent Huebinger

ZONING REQUEST: From RR to LO

SUMMARY STAFF RECOMMENDATION:

Staff recommends Limited Office-Conditional Overlay (LO-CO) combining district zoning. The conditional overlay would limit the development to no more than 2000 daily vehicle trips.

PLANNING COMMISSION RECOMMENDATION:

September 25, 2007: APPROVED STAFF'S RECOMMENDATION FOR LO-CO ZONING; BY CONSENT. [S.KIRK, T.ATKINS 2ND](8-0)

DEPARTMENT COMMENTS:

The property is located across Travis Cook Road from a large plant nursery and gardening supply store. It currently contains a single family house zoned rural-residential (RR). The owners of the house wish to use it as a day care with the conditional overlay would limit daily vehicle trips to no more than 2000 per day.

Staff recommends Limited Office-Conditional Overlay (LO-CO) combining district zoning for the tract. The conditional overlay would limit daily vehicle trips to no more than 2000 per day. The trip limitation would help ensure that any resulting redevelopment would not be out of scale with the nearby single family uses.

The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Barton Springs Zone (BSZ) watershed. It is in the Drinking Water Protection Zone. Any redevelopment of the site would be subject to SOS requirements.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	RR	Single Family Residence
North	RR	Single Family Residence
South	RR & CS	Single Family Homes and Equipment Rental
East	SF-2	Undeveloped
West	CS	Natural Gardener

AREA STUDY: The site falls within the Oak Hill neighborhood plan, currently underway. The draft neighborhood plan calls for mixed use on the site but many details of the plan are still under discussion.

TIA: Not Required **WATERSHED:** Williamson Creek

DESIRED DEVELOPMENT ZONE: No

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

REGISTERED COMMUNITY ORGANIZATIONS:

- Oak Hill Association of Neighborhoods (OHAN)
- Save Barton Creek Association
- Barton Springs Coalition
- Barton Springs/Edwards Aquifer Conservation District
- Save Our Springs Alliance

SCHOOLS:

- Patton Height Elementary School
- Small Middle School
- Austin High School

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
Travis Cook Rd	56'	24'	Collector	No	No	No

CITY COUNCIL DATE: **ACTION:**

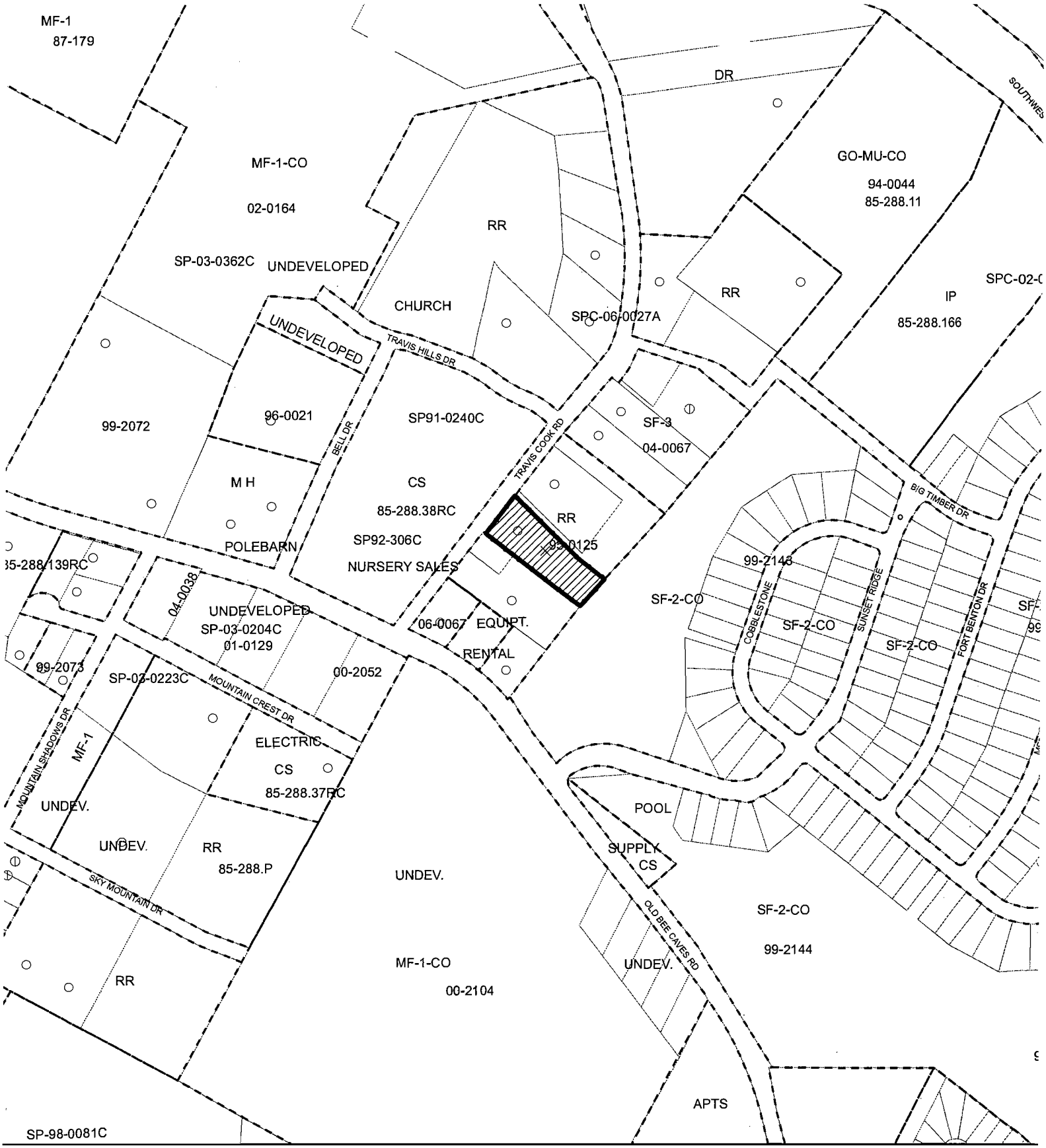
October 11, 2007: The first reading of the ordinance for limited office-conditional overlay (LO-CO) combining district zoning was approved (consent). 7-0

November 8, 2007:

ORDINANCE READINGS: 1st: 10/11/07 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Robert Heil **PHONE:** 974-2330
e-mail address: robert.heil@ci.austin.tx.us



ZONING

N

Subject Tract

Zoning Boundary

Pending Cases

ZONING CASE#: C14-2007-0139
ADDRESS: 5805 TRAVIS COOK RD
SUBJECT AREA: 1.091 ACRES
GRID: B21
MANAGER: R. HEIL

1" = 400' OPERATOR: SM

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

CITY OF AUSTIN FOUNDED 1839

TRAVIS COOK
BEE CAVES
WILO-CO
CS
CS
CS

SUMMARY STAFF RECOMMENDATION

Staff recommends Limited Office-Conditional Overlay (LO-CO) combining district zoning. The conditional overlay would limit the development to no more than 2000 daily vehicle trips.

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.*

The tract across the street is zoned CS. The trip limitation would help ensure that any resulting redevelopment would not be out of scale with the nearby single family uses.

Environmental

This site is not located over the Edward's Aquifer Recharge Zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Barton Springs Zone (BSZ) watershed. It is in the Drinking Water Protection Zone.

Project applications at the time of this report are subject to the SOS Ordinance that allows 15% impervious cover in the recharge zone, 20% impervious cover in the Barton Creek watershed and 25% impervious cover in the contributing zone. This tract lies in the contributing zone.

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

The site is partially located within the endangered species survey area.

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 providing structural sedimentation and filtration basins with increased capture volume and 2 year detention. Runoff from the site is required to comply with pollutant load restrictions as specified in LDC Section 25-8-514.

At this time, no information has been provided as to whether this property has any preexisting approvals which would preempt current water quality or Code regulations.

Transportation

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]

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

Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Compatibility Standards

The site is subject to compatibility standards. Along the North, East, and South 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.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area at least 15 feet wide is required along 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.
- 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.

Additional design regulations will be enforced at the time a site plan is submitted.

This site is in the suburban roadway. The site must comply with Suburban roadway regulations within Subchapter E (Commercial Design Standards).

a. A 7' street tree/furniture zone will be required adjacent to the street, followed by a 5' clear zone. Any landscaping or vertical improvements within the street tree/furniture zone will require a license agreement.
b. Any parking between the building and the street frontage must have landscaping buffering and a shaded sidewalk leading to the main customer entrance from the property line.
c. Improvements to encourage pedestrian, bicycle, and vehicular connectivity according to section 2.3.2 will be required.

Additional design regulations will be enforced at the time a site plan is submitted.

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, and utility 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.