

ZONING CHANGE REVIEW SHEET

CASE#: C14-2007-0105

PC DATE: September 25, 2007

ADDRESS: 1032 and 1036 Springdale Road

APPLICANT/OWNER: Elizabeth Hastings

AGENT: LOC Consultants (Danae Robertson)

AREA: 0.865 acres

ZONING FROM: SF-3-NP

TO: MF-2-NP (amended to SF-6-NP)

STAFF RECOMMENDATION:

Staff recommends approval of townhouse condominium residential – neighborhood plan (SF-6-NP) combining district zoning

PLANNING COMMISSION RECOMMENDATION:

September 25, 20007: Approved recommendation of townhouse condominium residential – neighborhood plan (SF-6-NP) combining district zoning

DEPARTMENT COMMENTS:

After the Planning Commission public hearing, the applicant formally amended the request to SF-6-NP, and withdrew the request for a neighborhood plan amendment.

The East MLK Neighborhood Plan was completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on November 7, 2002. The boundaries of the planning area are: Anchor to Manor Road to East 51st Street on the north, Springdale on the southeast, and Airport Boulevard to the southwest.

The subject parcels are vacant. As part of the East MLK neighborhood planning process, the subject parcels were zoned SF-3. The subject parcels are located at the intersection of Springdale Road and Munson Street, which is part of the Oak Springs neighborhood.

EXISTING LAND USE AND ZONING

	FLUM	ZONING	LAND USES
<i>Site</i>	Higher Density Single Family	SF-3-NP	Vacant
<i>North</i>	Single Family, Higher Density Single Family	SF-3-NP	Single-family residences
<i>South</i>	Mixed Use	CS-MU-NP	Multi-family residences
<i>East</i>	Higher Density Single Family	SF-3-NP	Single-family residences
<i>West</i>	Single Family	SF-3-NP	Single-family residences

NEIGHORHOOD PLAN: The property lies within the East Martin Luther King Combined Neighborhood Plan adopted on November 7, 2002. The future land use map for this neighborhood plan designates this site for Higher Density Single-Family Residential uses.

TIA: 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]

WATERSHED: Boggy Creek and Tannehill Branch

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

REGISTERED COMMUNITY ORGANIZATIONS:

- East MLK Neighborhood Plan Contact Team
- Saucedo Street Neighborhood Association
- M.E.T.S.A. Neighborhood Association
- Austin Neighborhoods Council
- PODER – People Organizes to Defend Earth and her Resources
- Home Builders' Association of Greater Austin
- Austin Independent School District

SCHOOLS: (AISD)

Sims Elementary School Garcia Middle School Reagan High School

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Daily Traffic
Springdale Rd.	Varies	44'	MAU4	8,819 (3/22/05)
Munson Street	50'	27'	Local	N/A

CITY COUNCIL DATE: ACTION:

November 8, 2007:

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

ZONING CASE MANAGER: Robert Heil

PHONE: 974-2330

E-mail: robert.heil@ci.austin.tx.us



STAFF RECOMMENDATION:

Staff recommends approval of townhouse condominium residential – neighborhood plan (SF-6-NP) combining district zoning

BASIS FOR RECOMMENDATION: Higher Density Single Family is the most appropriate category based on compatibility with the neighborhood and consistency with the Neighborhood Plan goals and objectives.

Site Plan

The site is subject to compatibility standards. Along the west property line, 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.
- 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.

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. For more information, contact Joe Medici, Noise Abatement Officer at (512) 530-6652.

Transportation

If the requested zoning is granted, it is recommended that access to Munson Street be prohibited as a condition of zoning because Munson Street is classified as a local residential street intended to serve single-family residential uses within the SF-1 and SF-6 zoning districts only. If access is allowed, it should be for emergency access only.

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

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 156 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).

There are no existing sidewalks along Springdale Rd. for this property. There are sidewalks in segments along both the west and east side of Springdale Rd. There are no sidewalks along Munson Street.

Capital Metro bus service is available along Springdale Rd. with the Govalle No. 300 Crosstown.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Boggy Creek and Tannehill Branch Creek Watersheds of the Colorado River Basin, which are classified as Urban Watersheds 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.

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at 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.