

**ZONING CHANGE AND NEIGHBORHOOD PLAN AMENDMENT
REVIEW SHEET**

CASE#: NPA-2007-0005.01 and C14-2007-0186

PC DATE: November 27, 2007

ADDRESS: 912 Bastrop Highway

APPLICANT: Montopolis Neighborhood Planning Contact Team

OWNER: Steiner & Sons, LTD.

AGENT: William "Bill" Faust

AREA: 42.4212 Acres

ZONING FROM: Commercial Services – conditional overlay – neighborhood plan (CS-CO-NP) and Single Family-Small Lot& (SF-4A-NP)

TO: Industrial Park-conditional overlay-neighborhood plan (IP-CO-NP)

LAND USE FROM: Commercial & Mixed Residential **TO** Industrial

STAFF RECOMMENDATION:

1) Staff recommends approval Industrial Park-conditional overlay-neighborhood plan (IP-CO-NP). The conditional overlay would :

1. Limit the total daily vehicle trips to less than 2000 daily trips
2. Permanently close Anise Drive where it dead ends into the property
3. Require a 50 foot vegetative buffer along the south west property line
4. Require a fence between the 50 foot buffer and the remainder of the property
5. Require that no doors except for emergency exit doors and fire doors will be back up to Riverside Meadows, Section One subdivision (this provision may be included in a public restrictive covenant instead of a conditional overlay)

2) Staff recommends approval of the requested change on the Future Land Use Map (FLUM) to Industrial.

PLANNING COMMISSION RECOMMENDATION:

November 27, 2007:

- 1) Recommended approval staff's recommendation of IP-CO-NP on consent.
- 2) To recommend approval of the requested change on the Future Land Use Map (FLUM) to Industrial on consent.

DEPARTMENT COMMENTS:

The tract is a total of 42.42 acres consisting of two large contiguous lots currently undeveloped. As part of the Montopolis neighborhood planning process, the largest tract was given a land use and zoning designation to allow Commercial. The smaller tract was given a land use and zoning

designation to allow Mixed Residential/Single Family. The applicant is requesting the plan amendment and zoning change to construct 3 warehouses on the site.

The Montopolis 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 September 27, 2001. The requested plan amendment is in the Montopolis Neighborhood Planning Area. The boundaries of the planning area are: Bastrop Highway (Hwy 183) on the north/east, Ben White Boulevard on the south/east, Grove Boulevard on the north/west and north/south.

The property currently zoned SF-4A is inappropriate for residential uses due to its proximity to the airport overlay, the existing industrial uses and a high tension electrical transmission line.

Additionally, the lack of frontage on major roadways would not generally be conducive to a successful commercial use.

Staff recommends industrial park zoning on the entire property, with increased setback and screening from the residential neighborhood to the southwest.

EXISTING ZONING AND LAND USES:

	FLUM	ZONING	LAND USES
<i>Site</i>	Commercial & Mixed Residential	CS-CO-NP & SF-4A-NP	Vacant
<i>North</i>	Industry	LI-NP	Warehouses
<i>South</i>	Single Family Residential	SF-4A-NP	Single-family residences
<i>East</i>	Commercial	CS-CO-NP	Business Park & Commercial
<i>West</i>	Single Family	SF-3-NP	Single-family residences

NEIGHORHOOD PLAN: The property lies within the Montopolis Combined Neighborhood Plan adopted on September 27, 2001.

TIA: 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]

WATERSHED: Carson Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

REGISTERED COMMUNITY ORGANIZATIONS:

- Montopolis Area Neighborhood Alliance
- PODER – People Organized in Defense of Earth and her Resources
- Southeast Austin Neighborhood Alliance
- The Crossing Gardenhome Owners' Association
- Del Valle Neighborhood Association
- Austin Neighborhoods Council
- Home Builders' Association of Greater Austin
- Del Valle Independent School District

SCHOOLS:

The site lies within the Del Valle School district.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Bicycle Plan	Sidewalks	Capital Metro
Bastrop Hwy	Varies	4 lane divided	Arterial	No	No	No

PUBLIC MEETINGS: NPZD staff held a public stakeholder meeting on Thursday, November 8, 2007. Invitations were sent to the property owners, utility account holders, and home owner associations within 300 feet of the proposed plan amendment.

The Neighborhood Planning Contact Team (Montopolis Residents Neighborhood Association) DOES officially support the proposed plan amendment and zoning change with the applicant agreeing to the following:

1. Permanently close Anise Drive where it dead ends into the "Jockey Tract"
2. Agree to establish a 50 foot vegetative buffer between balance of the "Jockey Tract" and the Riverside Meadows, Section One division
3. Agree to install a fence between Riverside Meadows, Section One subdivision and the "Jockey Tract" property
4. Agrees to have proposed buildings in the "Jockey Tract" situated so that no doors except for emergency exit doors and fire doors will be back up to Riverside Meadows, Section One subdivision

CITY COUNCIL DATE: December 13, 2007

ACTION:

ORDINANCE READINGS: 1st 2nd 3rd

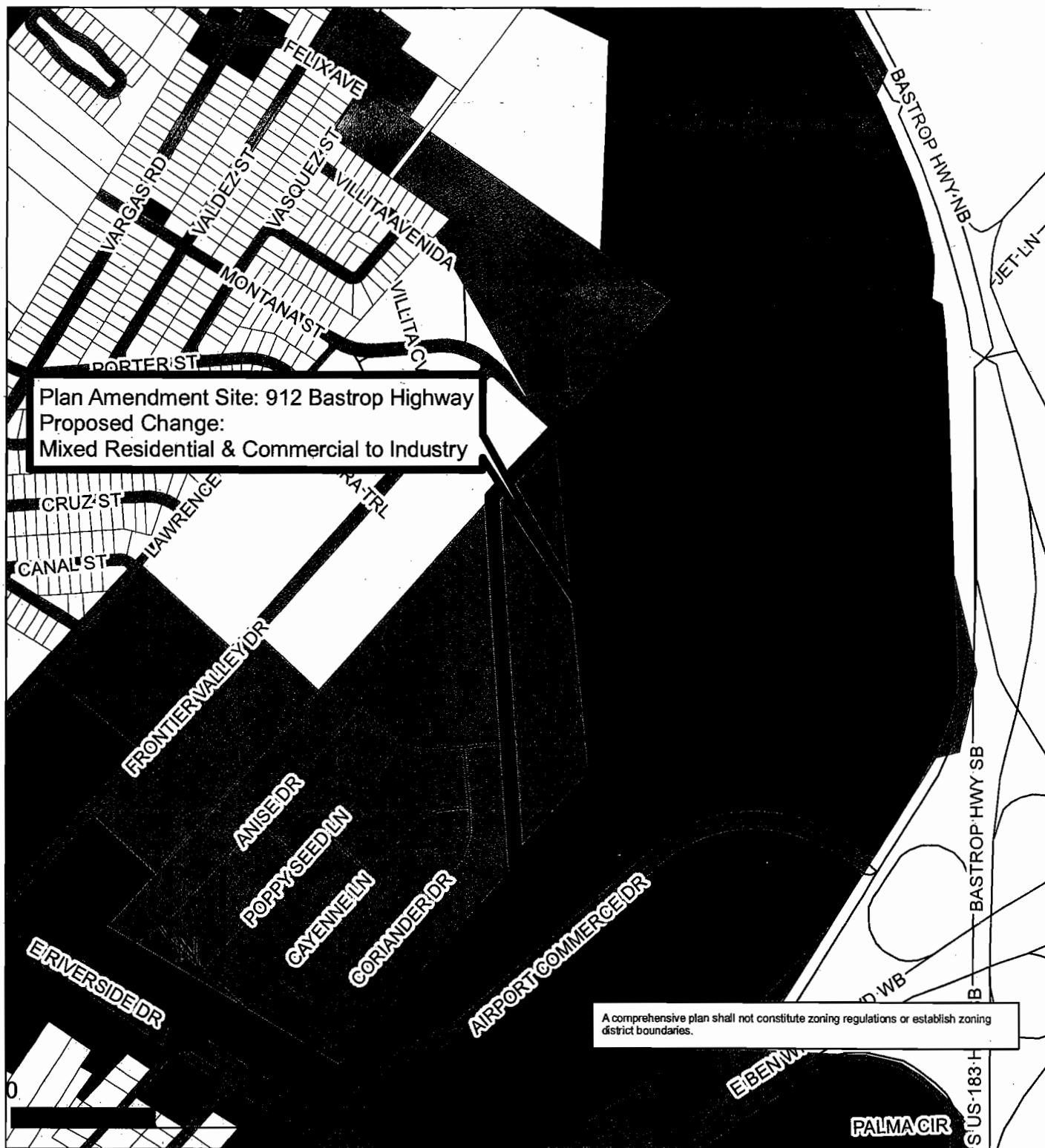
ORDINANCE NUMBER:

NEIGHBORHOOD PLANNING CASE MANAGER: Victoria Craig **PHONE:** 974-2857

Email: victoria.craig@ci.austin.tx.us

ZONING CASE MANAGER: Robert Heil
E-mail: robert.heil@ci.austin.tx.us

PHONE: 974-2330



Montopolis Neighborhood Plan Amendment NPA-2007-0005.01

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Created on 11/19/2007

Future Land Use

	Single-Family		Industry
	Mixed Residential		Civic
	Multifamily		Recreation & Open Space
	Commercial		Transportation
	Mixed Use		Utilities
	Office		

SUMMARY STAFF RECOMMENDATION:

- 1) Staff recommends approval Industrial Park-conditional overlay-neighborhood plan (IP-CO-NP). The conditional overlay would :
 6. Limit the total daily vehicle trips to less than 2000 daily trips
 7. Permanently close Anise Drive where it dead ends into the property
 8. Require a 50 foot vegetative buffer along the south west property line
 9. Require a fence between the 50 foot buffer and the remainder of the property
 10. Require that no doors except for emergency exit doors and fire doors will be back up to Riverside Meadows, Section One subdivision (this provision may be included in a public restrictive covenant instead of a conditional overlay)
- 2) Staff recommends approval of the requested change on the Future Land Use Map (FLUM) to Industrial.

BASIS FOR RECOMMENDATION:

The requested amendment is consistent with the Land Use recommendations in the Montopolis Neighborhood Plan.

Industrial land use is an appropriate designation for this site due to close proximity of adjacent industrial use, U.S. Hwy 183 & Ben White Boulevard and Austin-Bergstrom International Airport. Residential land use is not recommended for this particular property since the larger lot lies within the Airport overlay and there is an hazardous pipeline that runs through the smaller lot.

Site Plan

The site is subject to compatibility standards. Along the north 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.
- 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.

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.

This site is subject to the Hazardous Pipeline Ordinance. LDC, 25-2-516. Development in a restricted pipeline area is regulated by Sec. 25-2-516. The site plan will need to show proposed structures within 100 feet of a hazardous pipeline easement. Review by the Fire Department is required.

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

Transportation

Additional right-of-way may be required at the time of site plan application.

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].

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 Carson 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.

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

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 City of Austin tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

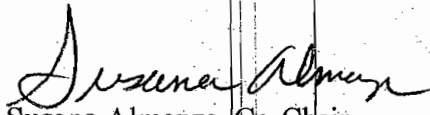
Montopolis Residents Neighborhood Association

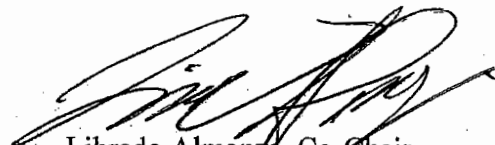
This letter is to inform the City of Austin Neighborhood Planning and Zoning Department that members of the Montopolis Residents Neighborhood Association met on Tuesday, September 11, 2007 at the Ruiz Library to review several zoning request.

Mr. William M. Faust, Partner and agent for the Faust Group presented the request to have the property known locally as the "Jockey Tract" and owned by Mr. Bobby Steiner rezoned from MF3, SF 6 and CS to IP (Industrial Park). The current land is in the Airport overlay zone and the tract is not eligible for housing. After much discussion, the Montopolis Residents Neighborhood Association voted to approve the rezoning and request for out of cycle plan amendment with the following conditions:

- Permanently close Anise Drive where it dead ends into the "Jockey Tract"
- Agree to establish a 50 foot vegetative buffer between balance of the "Jockey Tract" and the Riverside Meadows, Section One subdivision
- Agree to install a fence between Riverside Meadows, Section One subdivision and the "Jockey Tract" property
- Agrees to have proposed buildings in the "Jockey Tract" situated so that no doors except for emergency exit doors and fire doors will be backed up to River Meadows, Section One subdivision

Sincerely,


Susana Almanza, Co-Chair


Librado Almanza, Co-Chair

Montopolis Residents Neighborhood Association
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512/386-8858