SECOND / THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14-2007-0147 - Riverside Nursing Home Facility

REQUEST:
Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 6801 E. Riverside Drive (Carson Creek Watershed) from community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district zoning; and neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district zoning to general office-mixed use-neighborhood plan (GO-MU-CO-NP) combining district zoning. First reading approved on November 29, 2007. Vote: 6-0 (Cole off the dais).:

ISSUES: 2nd and 3rd reading includes a conditional overlay for a maximum of 2000 daily trips.

OWNER/APPLICANT Swift River Land Company (Jack Bradshear).

AGENT: Vickery & Associates (Steven Frost).

DATE OF FIRST READING: November 29, 2007

CITY COUNCIL HEARING DATE: February 14, 2008

CITY COUNCIL ACTION:
First reading approved GR-MU-NP on November 29, 2007. Vote 6-0 (Cole off the dais)

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

ZONING CHANGE REVIEW SHEET

CASE: C14-2007-0147 **PC Date:** November 13, 2007

ADDRESS: 6801 Riverside Drive

OWNER/ APPLICANT: Swift River Land Company (Jack Bradshear)

AGENT: Vickery & Associates (Steven Frost)

ZONING FROM: GR-MU-NP & LR-MU-NP **TO:** GO-MU-NP **AREA:** 4.72 acres

SUMMARY STAFF RECOMMENDATION:

Staff recommends rezoning to general office-mixed use-conditional overlay neighborhood plan (GR-MU-CO-NP) combining district zoning. The conditional overlay would limit the total daily trips to less than 2000.

PLANNING COMMISSION RECOMMENDATION:

November 13, 2007: Approved GO-MU-CO-NP on consent.

DEPARTMENT COMMENTS:

The site is currently undeveloped site on the south side of Riverside Drive in the Montopolis Neighborhood.

The intent is to build a nursing home with some capacity to provide in-patient services for persons requiring regular medical attention. (classified as a convalescent services use). This use excludes the provision of surgical or emergency medical services and the provision of care for alcoholism and drug addiction.

The applicant met with the neighborhood, and has the support of the Montopolis Neighborhood Association for the request.

The request is accord with the Montopolis Neighborhood Plan, and no plan amendment is required.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	GR-Mu-NP and LR-MU-NP	Undeveloped
North	CS-MU-NP	Undeveloped
South	SF-3-NP	Single Family Homes and Undeveloped
East	CS-MU-NP and SF-3-NP	Single Family Homes
West	CS-MU-NP and SF-3-NP	Single Family Homes and Undeveloped

AREA STUDY: Montopolis Neighborhood Planning Area. The future land use map for Montopolis calls for mixed use on the site. No plan amendment is necessary.

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 NEIGHBORHOOD ORGANIZATIONS:

- Southeast Austin Neighborhood Alliance
- The Crossing Gardenhome Owners' Association
- Terrell Lane Interceptor Association
- Barton Springs/ Edwards Aquifer Conservation District
- El Concilio
- Austin Neighborhood Council
- P.O.D.E.R.
- Montopolis Area Neighborhood Alliance

SCHOOLS: (Del Valle)
Smith or Hillcrest Elementary School – Ojeda Junior High School – Del Valle High School

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	BICYCLE PLAN	CAPITAL METRO	SIDEWALKS
E Riverside Dr.	Varies	Varies	Arterial	Yes	Yes	No

Capital Metro bus service is available along Riverside Dr.

CITY COUNCIL DATE: **ACTION:**

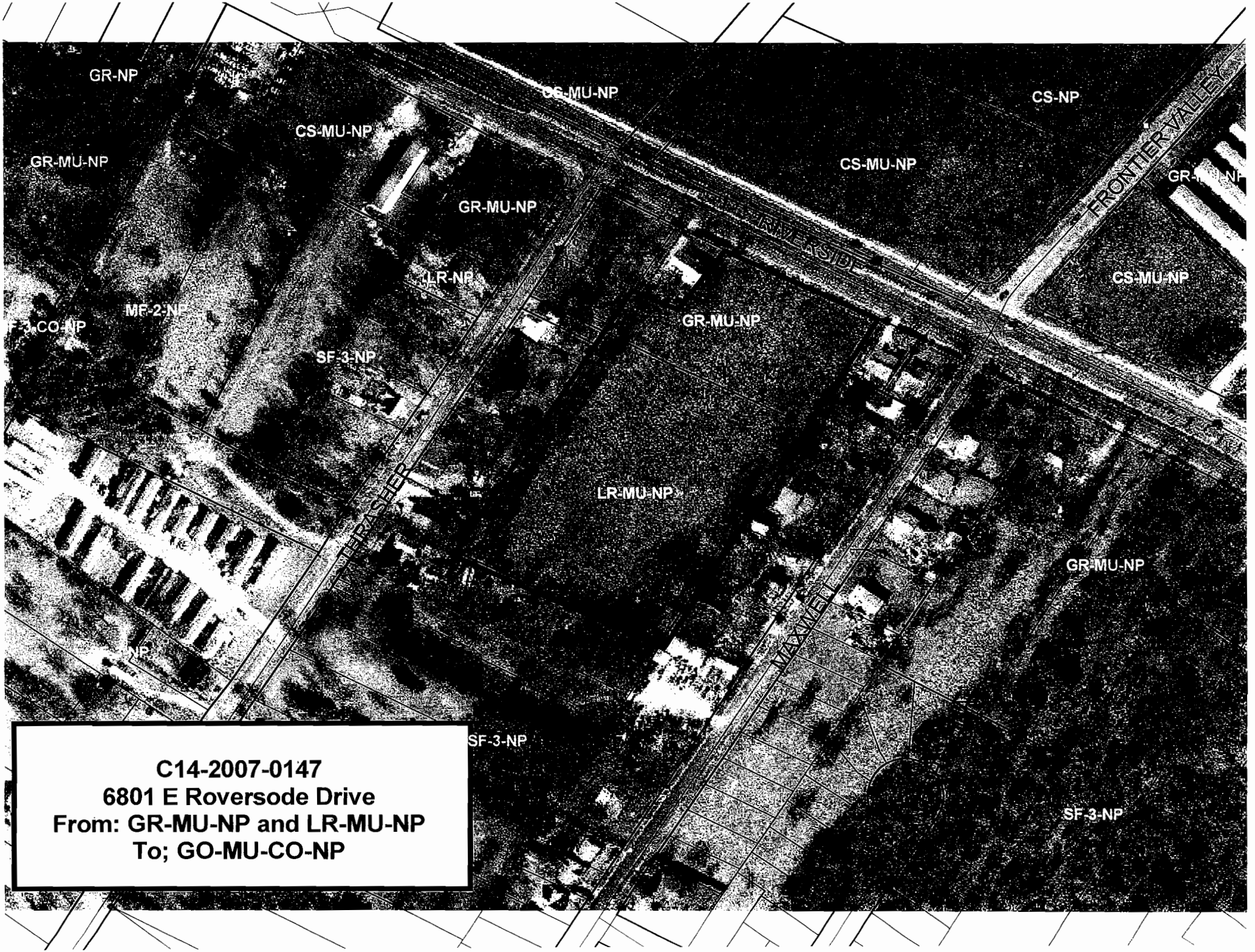
November 29, 2008 GO-MU-NP approved on first reading approved Vote 6-0 (Cole off the dais)

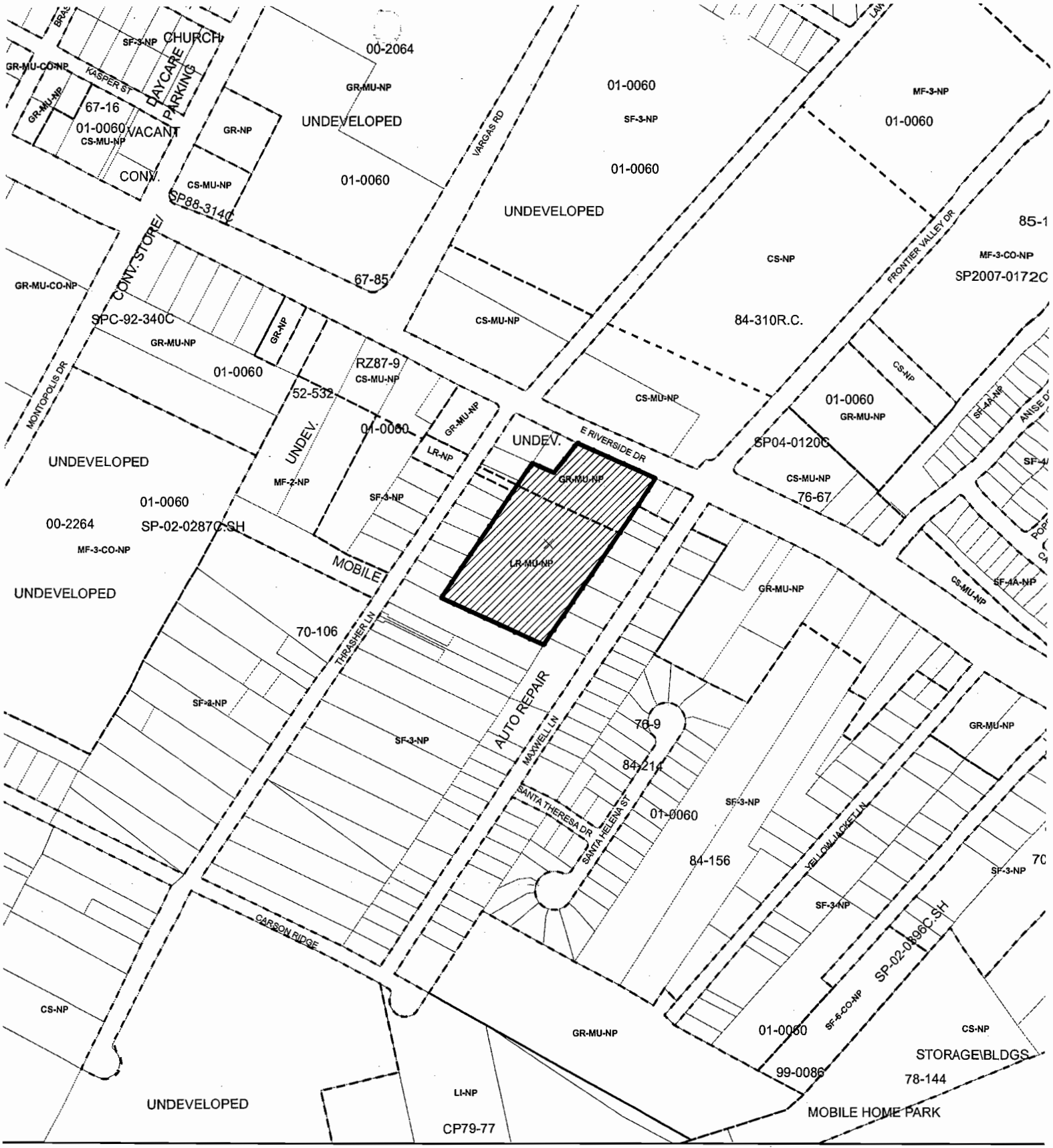
February 14, 2008:

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

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


GR-NP
CS-MU-NP
CS-NP
CS-MU-NP
GR-MU-NP
GR-MU-NP
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GR-MU-NP
LR-NP
MF-2-NP
SF-3-NP
GR-MU-NP
LR-MU-NP
GR-MU-NP
SF-3-NP
SF-3-NP
RIVERSIDE
FRONTIER VALLEY
FERRASHER
MAXWELL
C14-2007-0147
6801 E Roversode Drive
From: GR-MU-NP and LR-MU-NP
To; GO-MU-CO-NP



ZONING

N

Subject Tract

Zoning Boundary

Pending Cases

1" = 400' OPERATOR: SM

ZONING CASE#: C14-2007-0147
ADDRESS: 6801 E RIVERSIDE DR
SUBJECT AREA: 4.72 ACRES
GRID: L18
MANAGER: R. HEIL

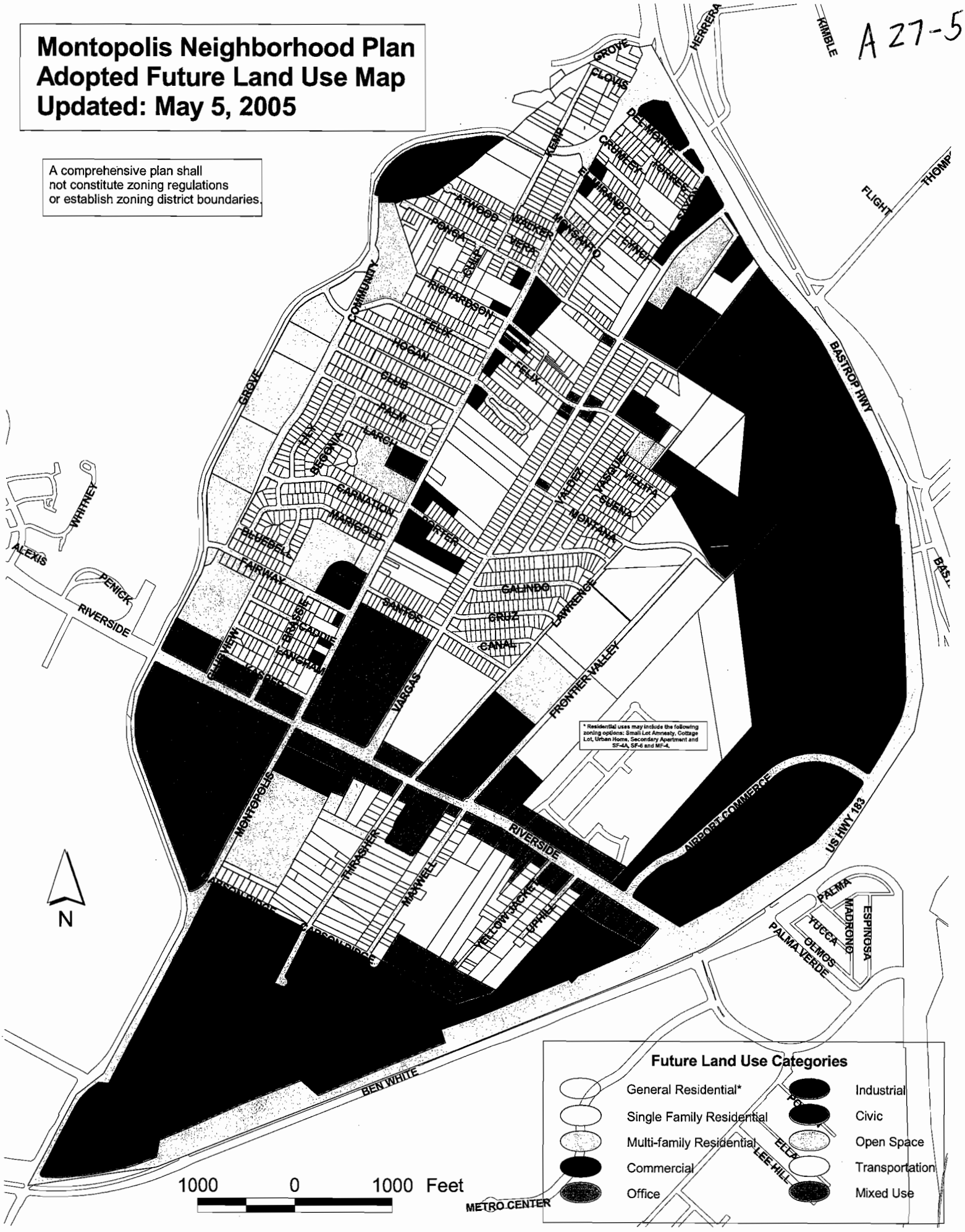
This map has been produced by G.I.S. Services for the sole purpose of geographic reference.
No warranty is made by the City of Austin regarding specific accuracy or completeness.

CITY OF AUSTIN
FOUNDED 1839

Montopolis Neighborhood Plan
Adopted Future Land Use Map
Updated: May 5, 2005

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

A27-5



SUMMARY STAFF RECOMMENDATION

Staff recommends rezoning to general office-mixed use-conditional overlay neighborhood plan (GR-MU-CO-NP) combining district zoning. The conditional overlay would limit the total daily trips to less than 2000.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *Zoning should promote a transition between adjacent and nearby zoning districts, land uses and development intensities.*

   General Office zoning will allow for the development of the site with compatible uses. The full height permitted in GO zoning will be set back from any single family uses as per compatibility standards (see site plan comments, below).

2. *Granting of the request should be in accord with adopted comprehensive plans*

   The Montopolis Neighborhood plan calls for mixed use on the site. The request is in accord with the adopted future land use map.

Site Plan

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.

Compatibility Standards

The site is subject to compatibility standards. Along the west, south and east property linse, 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 site will be subject to the Commercial Design Standards. Riverside Drive is a scenic roadway.

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

Transportation

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

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:

Development Classification	*% of Net Site Area*	*% with Transfers*
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, an

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.