

ZONING CHANGE REVIEW SHEET**CASE:** C14-2007-0217**PC Date:** January 29, 2008**ADDRESS:** 4505 East MLK Jr. Blvd**OWNER/APPLICANT/AGENT:** Jae Park**ZONING FROM:** GR-NP**TO:** GR-MU-NP**AREA:** 0.826 acres**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of community commercial-mixed use –conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district zoning. The conditional overlay would prohibit vehicle access to Overhill Drive.

PLANNING COMMISSION RECOMMENDATION:

January 29, 2008: Approved staff's recommendation of GR-MU-CO-NP on consent (8-0)

DEPARTMENT COMMENTS:

The site is an undeveloped 0.8 acre site currently base zoned community commercial. The request is to add the mixed-use overly, allowing greater flexibility of uses and the possibility of a mixed use development.

The property lies within the East MLK Neighborhood Plan Area, which calls for mixed use on the site. This zoning change, if granted would be in accord with the adopted neighborhood plan..

Staff recommends approval of community commercial-mixed use –conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district zoning. The conditional overlay would prohibit vehicle access to Overhill Drive.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR-NP	Vacant
<i>North</i>	GR-NP	Service Station / Convenience Store
<i>South</i>	LO-MU-NP	Office, Vacant and Single Family
<i>East</i>	GR-NP and SF-3-NP	Office
<i>West</i>	P-NP	Morris Williamson Golf Course

AREA STUDY: The property lies within the East MLK Neighborhood Plan Area, which calls for mixed use on the site. No neighborhood plan amendment is required.

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: Tannehill Branch and Fort Branch.

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS

- East MLK Neighborhood Plan Contact Team
- Springdale Neighborhood Association
- Martin Luther King Jr. Neighborhood Association
- M.E.T.S.A. Neighborhood Association
- Anberly Airport Association
- Cedar Valley Neighborhood Association
- Homeless Neighborhood Association
- P.O.D.E.R. – People Organized to Defend Earth and her Resources
- Austin Neighborhoods Council
- Mueller Neighborhoods Coalition
- Homebuilders 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	Sidewalks	Bike Route	Bus Routes
E MLK Blvd	100'	44'-65'	Major Arterial Undivided (4 lanes)	No	No	#8 MLK - Montopolis
Springdale Rd	65'-75'	37'	Major Arterial Undivided (4 lanes)	Yes	No	#300 Govalle Crosstown
Overhill Dr	50'	28'	Local Residential	No	No	No

CITY COUNCIL DATE: **ACTION:**

February 28, 2008:

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Robert Heil
robert.heil@ci.austin.tx.us

PHONE: 974-2330



ZONING

ZONING CASE#: C14-2007-0217
ADDRESS: 4505 E MLK JR BLVD
SUBJECT AREA: 0.826 ACRES
GRID: M23-24
MANAGER: R. HEIL



- N
- Subject Tract
- Zoning Boundary
- Pending Cases

1" = 400' OPERATOR: S MEEKS

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.



C14-2007-0217
4505 E. MLK

SUMMARY STAFF RECOMMENDATION

Staff recommends approval of community commercial-mixed use –conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district zoning. The conditional overlay would prohibit vehicle access to Overhill Drive.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *Zoning changes should promote compatibility with adjacent and nearby uses.*

The addition of mixed use to the existing base zoning of community commercial (GR) retains the compatibility with adjacent and nearby uses.

2. *Zoning should comply with adopted neighborhood plan..*

The property lies within the East MLK Neighborhood Plan Area, which calls for mixed use on the site.

Transportation

No additional right-of-way is needed at this time. Dedication of additional right-of-way will be addressed during the site plan application process.

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]. If necessary the applicant has no objection to a conditional overlay limiting the total daily vehicle trips to less than 2000.

The trip generation under the requested zoning is estimated to be 3,494 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).

The 3,494 trip rate is based on the existing GR zoning base district. The applicant is requesting approval for a mixed use or MU combining zoning district. The trip rate under the GR-MU-NP requested zoning will be determined on the basis of the proposed land uses during the site plan application process.

If the requested zoning is granted, it is recommended that vehicular access to Overhill Drive be prohibited as a condition of zoning because Overhill Drive is classified as a local residential street serving single-family residential uses with direct access. Pedestrian access to the site should be encouraged in order to promote connectivity within the existing neighborhood.

There are existing sidewalks along both sides of Springdale Rd. There are no sidewalks along either E. MLK Blvd. and Overhill Drive.

Capital Metro bus service is available along E. MLK Blvd. with the #8 M.L. King/4 Montopolis Local, and along Springdale Rd. with the #300 Govalle Crosstown.

Environmental

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

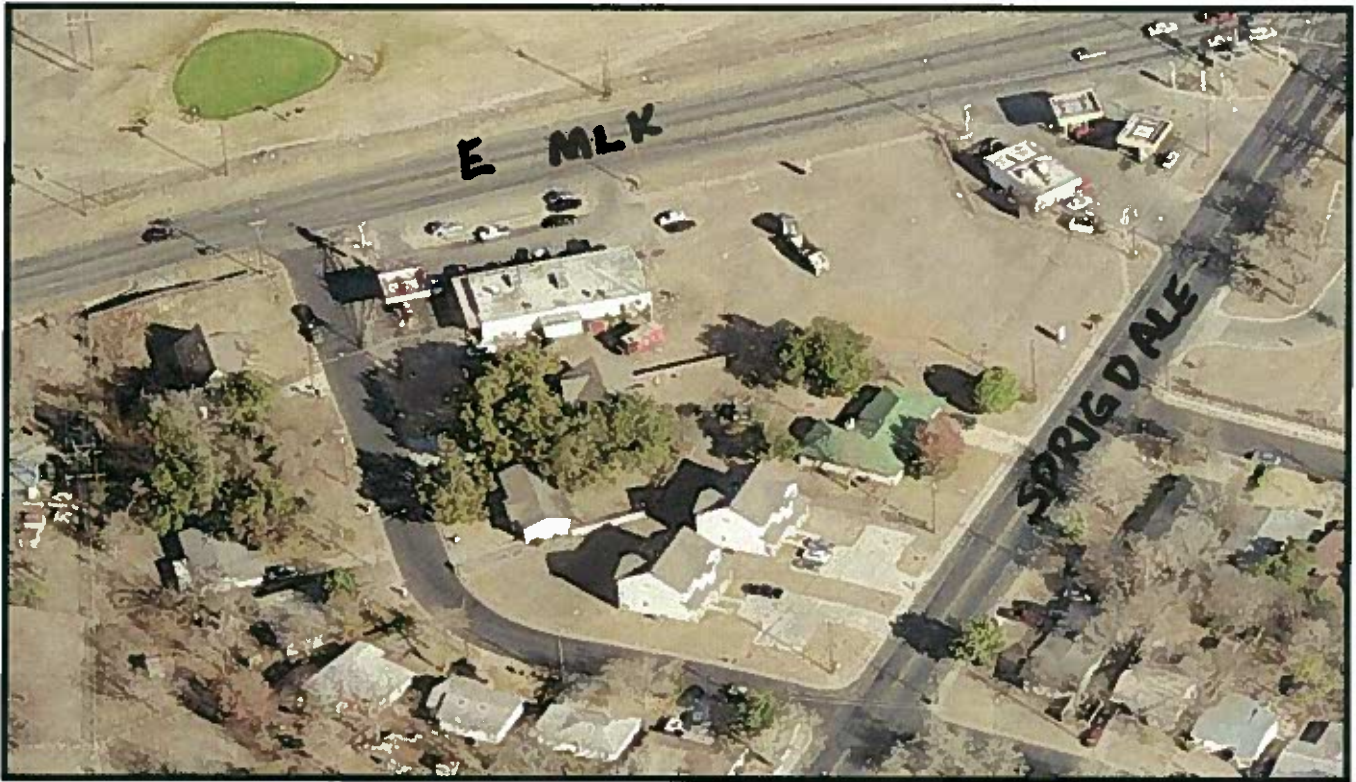
At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features.

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.

For the best possible print results, click the printer icon on the Live Search Maps page.



DISCUSSION AND ACTION ON A ZONING CASE

- 11. Rezoning:** **C14-2007-0173 - 6414 Manchaca Road**
Location: 6414 Manchaca Road, Williamson Creek Watershed, Not Applicable NPA
Owner/Applicant: Peter Kehle
Request: GR; MF-3 to GR-V. The nature of this request is to consider implementation of Vertical Mixed Use Building (V) zoning on the site and to allow implementation of V zoning options.
Staff Rec.: **GR-V-CO**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
 Neighborhood Planning & Zoning Department

POSTPONED TO 02/12/08 (NEIGHBORHOOD)
[J.REDDY, M.DEALEY 2ND] (8-0)

- 12. Rezoning:** **C14-2007-0207 - The Village Mixed Use Development**
Location: 2700 West Anderson Lane, Shoal Creek Watershed, North Shoal Creek NPA
Owner/Applicant: Lamy-Anderson Lane, Ltd. (Joe Lamy)
Agent: Drenner & Golden Stuart Wolff, LLP (Michele Rogerson)
Request: GR to GR-V; The nature of this request is to consider implementation of VMU on the site and to allow implementation of VMU options
Staff Rec.: **Recommendation of GR-V, with conditions; to apply vertical mixed use (VMU)**
Staff: Jorge E. Rousselin, 974-2975, jorge.rousselin@ci.austin.tx.us
 Neighborhood Planning & Zoning Department

POSTPONED TO 02/12/08 (NEIGHBORHOOD)
[J.REDDY, M.DEALEY 2ND] (8-0)

- 13. Rezoning:** **C14-2007-0217 - 4505 E MLK**
Location: 4505 E MLK, Tannehill Branch, Fort Branch Watershed, East MLK NPA
Owner/Applicant: Jae Park
Agent: Jae Park
Request: From GR-NP to GR-MU-NP
Staff Rec.: **Recommended w/ CO**
Staff: Robert Heil, 974-2330, robert.heil@ci.austin.tx.us
 Neighborhood Planning & Zoning Department

APPROVED STAFF'S RECOMMENDATION FOR GR-MU-NP ZONING; BY CONSENT.
[J.REDDY, M.DEALEY 2ND] (8-0)

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