SECOND / THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14-2007-0229 – South Edge II (Part 2)

REQUEST:

Approve second / third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 6204 Crow Lane (Williamson Creek Watershed) from family residence-neighborhood plan (SF-3-NP) combining district zoning to multi-family residence low density neighborhood plan (MF-2-NP) combining district zoning with conditions. The Street Deed is for additional right-of-way on Crow Lane.

DEPARTMENT COMMENTS:

The Street Deed incorporates the conditions imposed by the City Council at First Reading.

OWNER: Ellen N. Smith (Sue Ellen Smith Crossfield).

AGENT: Alice Glasco Consulting (Alice Glasco).

DATE OF FIRST READING: January 10, 2008, approved MF-2-NP district zoning with conditions, on First Reading (7-0).

CITY COUNCIL HEARING DATE: March 20, 2008

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ASSIGNED STAFF: Wendy Rhoades
e-mail: wendy.rhoades@ci.austin.tx.us

ZONING CHANGE REVIEW SHEET

CASE: C14-2007-0229 – South Edge II (Part 2) **P.C. DATE:** December 11, 2007

ADDRESS: 6204 Crow Lane

OWNER: Ellen N. Smith
(Sue Ellen Smith Crossfield)

APPLICANT: Alice Glasco Consulting
(Alice Glasco)

ZONING FROM: SF-3-NP **TO:** MF-2-NP **AREA:** 2.00 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant multifamily residence low density – neighborhood plan (MF-2-NP) combining district zoning.

If the requested zoning is recommended for this site, 30 feet of right-of-way should be dedicated from the centerline of Crow Lane in accordance with the Transportation Criteria Manual, in order to accommodate traffic anticipated to be generated by this site. [LDC, 25-6-55; TCM, Tables 1-7, 1-12]

PLANNING COMMISSION RECOMMENDATION:

December 11, 2007: *APPROVED MF-2-NP DISTRICT ZONING WITH ADDITIONAL RIGHT-OF-WAY ON CROW LANE, AS STAFF RECOMMENDED; BY CONSENT [S. KIRK, M. DEALEY – 2ND] (7-0) D. SULLIVAN – ABSENT*

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject property is an undeveloped tract and is zoned family residence – neighborhood plan (SF-3-NP) district. The primary access to this tract is from Crow Lane, a cul-de-sac which intersects North Bluff Drive, however, there is 50 feet of un-built right-of-way to Little Texas Lane. The property maintained its base district with the Sweetbriar rezonings completed in August 2005, although it was designated as "Mixed Residential" on the Future Land Use Map. Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant proposes to rezone the property to the multifamily residence low density – neighborhood plan (MF-2-NP) district in order to provide additional area for condominium units and driveways in conjunction with the adjacent development to the west, known as South Edge II. The proposed condominium project would connect with the adjacent urban and cottage lot residential subdivision that is under construction to the west (SF-3-NP and known as South Edge, also owned by the Applicant).

Other residential developments in the area include a condominium development under construction at the corner of North Bluff and Crow Lane (zoned MF-2-CO-NP and known as Skybridge) as well as a planned condominium project further south on North Bluff Drive for 40 units, known as La Vista on North Bluff (SF-6-NP). The existing apartment development to the northwest takes access to Little Texas Lane, is part of a Planned Unit Development and developed to an MF-2 density of 23 units per acre, up to three stories in height.

Staff supports multifamily residence low density (MF-2-NP) zoning in accordance with the adjacent MF-2-NP zoning and proposed condominium development (South Edge II), the zoning and Skybridge condominium development on the south side of Crow Lane, the existing apartments to the northwest, and the ability of this tract to provide an additional access point to an upgraded collector street.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	SF-3-NP	One single family residence
North	GR-MU-CO-NP	Undeveloped
South	LR-MU-CO-NP; MF-2-CO-NP; LO-MU-NP	One single family residence; Condominiums – under construction; Child care facility
East	PUD-NP	Theater
West	MF-2-NP; SF-3-NP	Machine shop; Welding company; Fabrication company; Automotive repair; One duplex (rezoned to MF-2-NP in 10-07); Urban and cottage lots – under construction

NEIGHBORHOOD PLANNING AREA: South Congress Combined NPA (Sweetbriar)

TIA: Is not required

WATERSHED: Williamson Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

26 – Far South Austin Community Association
300 – Terrell Lane Interceptor Association
428 – Barton Springs / Edwards Aquifer Conservation District
511 – Austin Neighborhoods Council
627 – Onion Creek Homeowners Association
742 – Austin Independent School District
786 – Home Builders Association of Greater Austin
1037 – Homeless Neighborhood Organization

SCHOOLS:

Pleasant Hill Elementary School Bedichek Middle School Crockett High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-07-0016 – La Vista on North Bluff	SF-4A-NP to MF-3-NP	To Grant SF-6-NP	Approved SF-6-NP (6-21-07).
C14-03-0063 – Capitol Chevrolet	RR; NO-CO; GR-CO to GR	To Grant RR in its existing configuration, and GR-CO with 45' max. height and prohibited uses. Restrictive Covenant for the TIA.	Approved RR; GR-CO, as recommended by the ZAP (11-20-03)
C14-01-0069 – North Bluff Drive Rezoning	SF-3 to MF-2	To Grant MF-2-CO with CO for a 25' vegetative buffer along North Bluff Drive (6-5-01)	Approved MF-2-CO as recommended by the Planning Commission (8-9-01)
C14-99-0055 (RCA) – Capitol Chevrolet	Restrictive Covenant Amendment to remove access restrictions to North Bluff Drive	To Grant an amendment of the Restrictive Covenant to delete conditions #1 and #2, pertaining to driveway access on North Bluff Drive (9-23-03).	Approved the Restrictive Covenant Amendment, as recommended by the ZAP (10-23-03)
C14-99-0055 – Capitol Chevrolet, Geo South	SF-3 to GR & NO	To Grant GR-CO for Tract 1 and NO-CO for Tract 2 with a 10' vegetative buffer adjacent to North Bluff Drive; RR for Tract 3. Additional conditions agreed to between the Applicant and the Neighborhood Association: 60 db at the property line, 10' buffer along N. Bluff to be a landscaped buffer, and that vehicle storage, auto washing,	Approved GR-CO for Tract 1; NO-CO for Tract 2; RR for Tract 3. 10' landscaped buffer along North Bluff and same along adjacent SF-3-H property; 60% impervious cover; shielded lighting; prohibit Congregate Living and Residential Treatment on NO-CO; 40' height on Tract 1. Restrictive Covenant limits property to 1

		repair, rentals are permitted only as accessory uses to the principal use of automotive sales. (4-27-99)	driveway along North Bluff Drive, with mechanized gate for security purposes and for employees only; prohibits access for delivery trucks for loading or unloading purposes; prohibits portable buildings or mobile homes except for those used for auto sales; noise level at property not to exceed 60 decibels (5-13-99).

RELATED CASES:

The tract is unplatted. There are no pending subdivision or site plan applications on the subject property. The adjacent to the west was rezoned from SF-3-NP to MF-2-NP in October 2007, in order to construct 92 attached condominiums and 13 detached condominiums (C14-2007-0100 – South Edge II).

Sweetbriar Neighborhood Plan Rezonings
The Sweetbriar Neighborhood Plan Area rezonings were completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on August 18, 2005 (C14-05-0105).

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bicycle Plan
Crow Lane	50 feet	14 – 19 feet	Cul-de-sac, Local Street	Along the bubble only	No, not within ¼ mile	No
North Bluff Drive	60 – 70 feet	26 – 27 feet	Collector	No	No	No

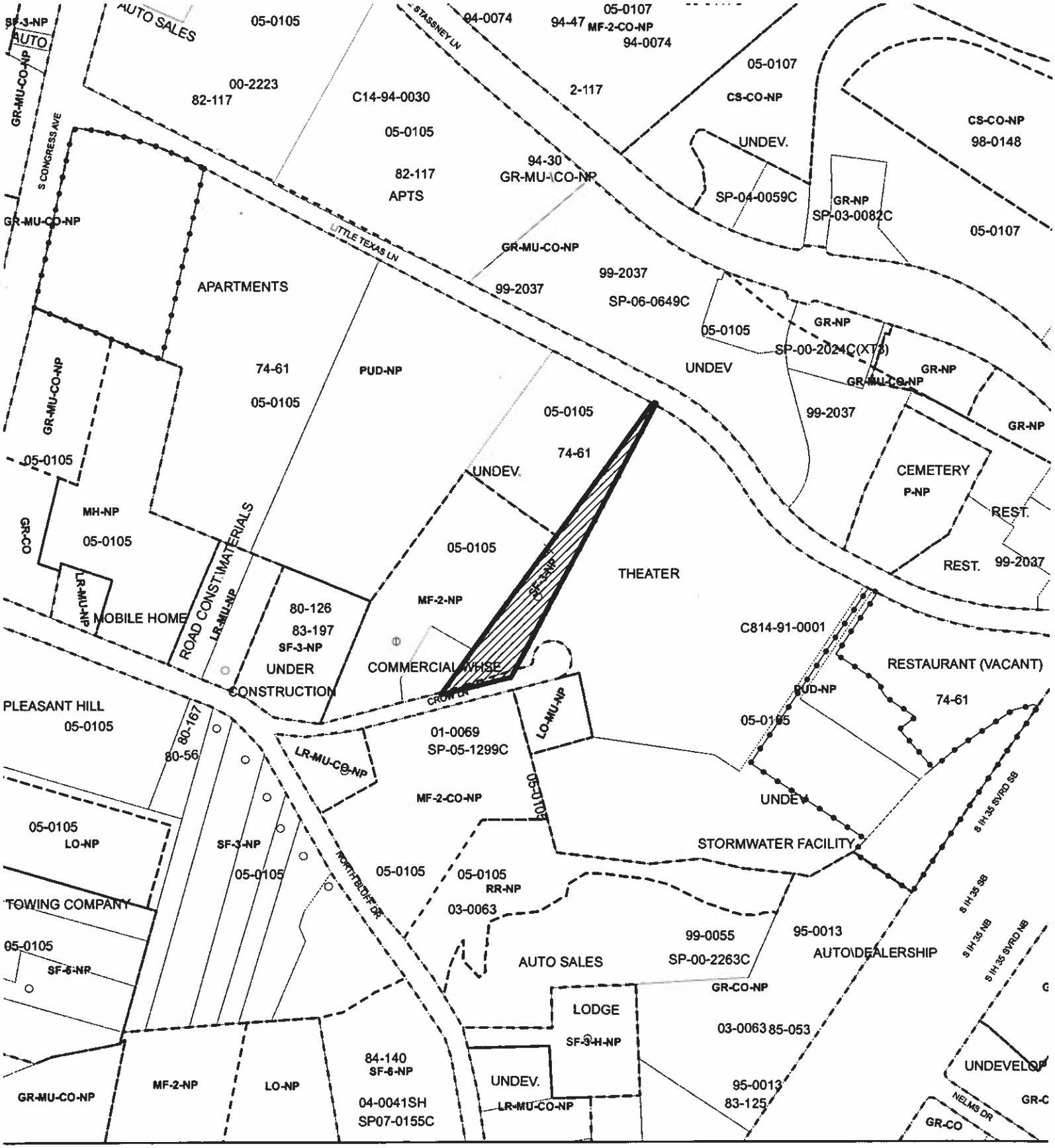
CITY COUNCIL DATE: January 10, 2008 **ACTION:** Approved MF-2-NP district zoning as Planning Commission recommended, on First Reading (7-0).

March 20, 2008

ORDINANCE READINGS: 1st January 10, 2008 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades **PHONE:** 974-7719
e-mail: wendy.rhoades@ci.austin.tx.us



ZONING

EXHIBIT A

N

Subject Tract

Zoning Boundary

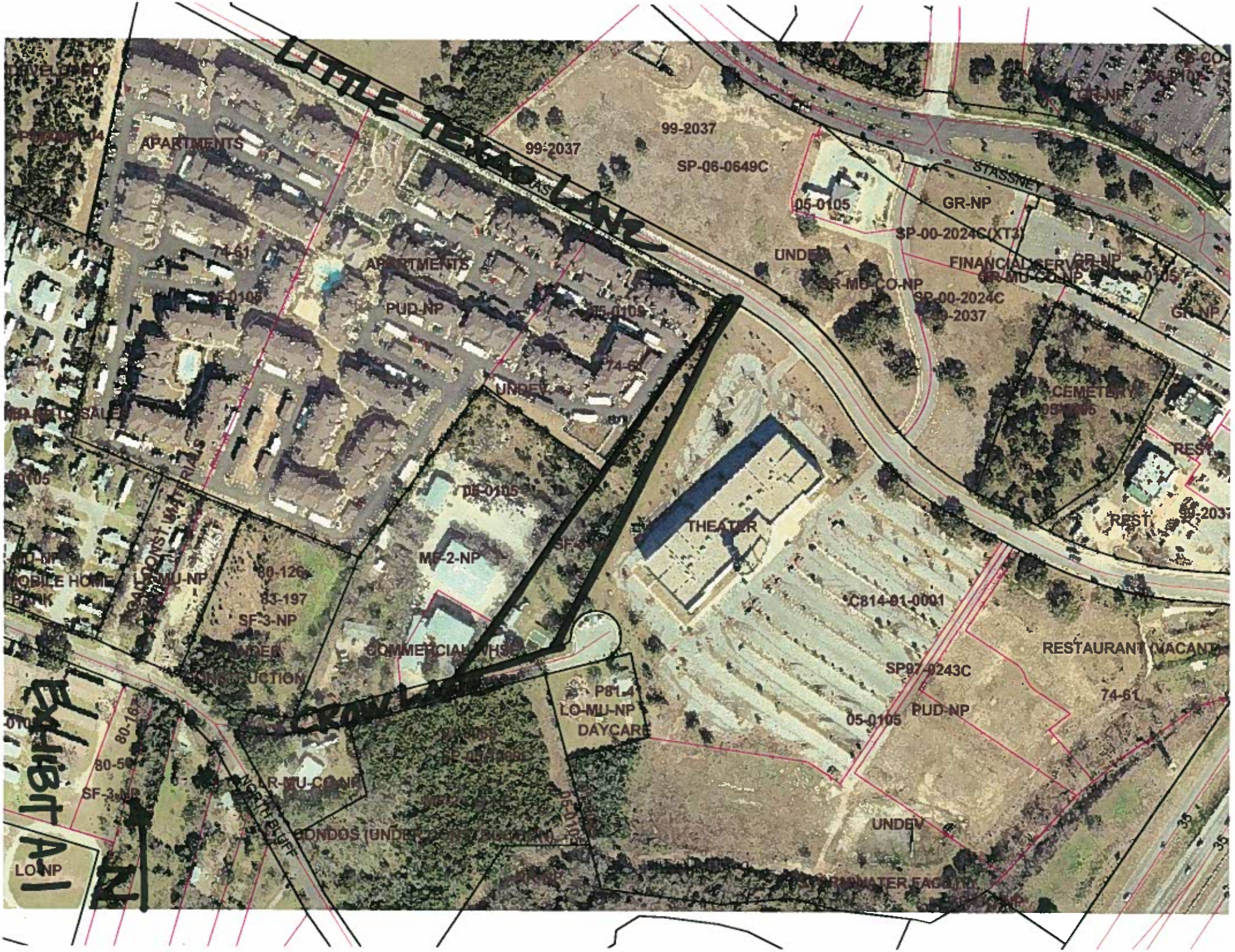
Pending Cases

ZONING CASE#: C14-2007-0229
ADDRESS: 6204 CROW LANE
SUBJECT AREA: 2.00 ACRES
GRID: H16 J16
MANAGER: W. RHOADES

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.

CITY OF AUSTIN FOUNDED 1839


LITTLE TEXAS LANE
APARTMENTS
99-2037
SP-06-0649C
STASSNEY
05-0105
GR-NP
SP-00-2024C(XT3)
UNDEV
FINANCIAL SERVICES
GR-MU-CO-NP
SP-00-2024C
CEMETERY
REST
74-61
PUD-NP
MF-2-NP
THEATER
C814-01-0001
RESTAURANT (VACANT)
SP97-0243C
P81-4
LO-MU-NP
DAYCARE
LR-MU-CO-NP
CONDOS (UNDER CONSTRUCTION)
NORTH BLUFF
LO-NP
SF-3-NP
80-126
83-197
80-16
80-50
CROW LANE
Alpha Al

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant multifamily residence low density – neighborhood plan (MF-2-NP) combining district zoning.

If the requested zoning is recommended for this site, 30 feet of right-of-way should be dedicated from the centerline of Crow Lane in accordance with the Transportation Criteria Manual, in order to accommodate traffic anticipated to be generated by this site. [LDC, 25-6-55; TCM, Tables 1-7, 1-12]

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. The proposed zoning should be consistent with the purpose statement of the district sought.

The multifamily residence (Low Density) MF-2 district is intended to accommodate multifamily use with a maximum density of up to 23 units per acre, depending on unit size. This district is appropriate given its location near supporting transportation and commercial facilities.

2. Zoning changes should promote an orderly and compatible relationship among land uses.

Staff supports multifamily residence low density (MF-2-NP) zoning in accordance with the adjacent MF-2-NP zoning and proposed condominium development (South Edge II), the zoning and Skybridge condominium development on the south side of Crow Lane, the existing apartments to the northwest, and the ability of this tract to provide an additional access point to an upgraded collector street.

EXISTING CONDITIONS

Site Characteristics

The property is developed with one single family residence and has access onto Crow Lane and Little Texas Lane. There appear to be no significant topographical constraints.

Impervious Cover

For the MF-2 district, the maximum impervious cover is 60%, a consistent figure between the zoning and watershed regulations.

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 Williamson 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.

Transportation

If the requested zoning is recommended for this site, 30 feet of right-of-way should be dedicated from the centerline of Crow Lane in accordance with the Transportation Criteria Manual, in order to accommodate traffic anticipated to be generated by this site. LDC, 25-6-55; TCM, Tables 1-7, 1-12.

The trip generation under the requested zoning is estimated to be 360 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).

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]

Water and Wastewater

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

Compatibility Standards

Compatibility Standards are applicable to all property adjoining or across the street from a lot zoned or used as a SF-5 or more restrictive or within 540 feet from the lot zoned SF-5 or more restrictive.