

ZONING CHANGE REVIEW SHEET

CASE: C14-2008-0012

Z.A.P. DATE: February 19, 2008

ADDRESS: 11110 Tom Adams Drive

OWNER/APPLICANT: Buckner Retirement Services, Inc. (Lloyd McWilliams)

AGENT: Site Specifics (John Hussey)

ZONING FROM: MF-3-CO

TO: GO

AREA: 7.285 acres

SUMMARY STAFF RECOMMENDATION:

The staff's alternate recommendation is to grant GO-CO, General Office-Conditional Overlay District, zoning. The proposed conditional overlay would limit the development intensity on the site to less than 2,000 vehicle trips per day.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

February 19, 2008: APPROVED STAFF'S RECOMMENDATION OF CH-CO DISTRICT ZONING; BY CONSENT.

[C. Hammond, J. Shieh 2ND] (5-0) J. Martinez, T. Rabago – ABSENT / K. Jackson – Not yet arrived.

DEPARTMENT COMMENTS:

The property in question is currently developed with a retirement housing facility. In 2003, the applicant requested and received GO-CO zoning to modernize and rebuild the front (north) portion of this lot with a congregate living use. At that time, the applicant proposed to leave the rear (south) 9.557 acre portion of the lot zoned as MF-3-CO. Now, the applicant proposes to demolish and rebuild the outdated portion of the nursing home. This requires the zoning change.

The staff is recommending GO-CO zoning for this site because the proposed zoning would allow for a transition in uses from the commercial and industrial uses to the west to the civic and residential uses to the east. GO-CO zoning is appropriate for this site because of the location of the property on Braker Lane, an arterial roadway.

The staff's alternate recommendation of GO-CO will include the following restrictions:

- 1) Height restriction of 48 feet
- 2) Prohibit the following uses:
 - a) Bed and Breakfast (Group 1)
 - b) Bed and Breakfast Group 2)
 - c) Administrative and Business Offices
 - d) Art and Craft Studio (Limited)
 - e) Business or Trade School
 - f) Business Support Services
 - g) Communication Services
 - h) Medical Offices – exceeding 3,000 square feet of gross floor area
 - i) Off-Site Accessory Parking
 - j) Personal Services
 - k) Professional Office

- l) Software Development
- m) College and University Facilities
- n) Communication Service Facilities
- o) Cultural Services
- p) Day Care Services (Commercial)
- q) Day Care Services (Limited)
- r) Family Home
- s) Guidance Services
- t) Hospital Services (Limited)
- u) Local Utility Services
- v) Private Primary Educational Facilities
- w) Private Secondary Educational Facilities
- x) Public Primary Educational Facilities
- y) Public Secondary Educational Facilities
- z) Safety Services

The applicant agrees with the staff recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GO-CO/MF-3-CO	Retirement Housing Facility
<i>North</i>	SF-2	Undeveloped Tract, Duplex Residential
<i>South</i>	SF-3	Single Family Residences
<i>East</i>	SF-2	Elementary School, Single Family Residences
<i>West</i>	County, SF-2	Undeveloped Tract, Office/Warehouse, Construction Sales and Services, Auto Repair Services

AREA STUDY: N/A

TIA: Waived

WATERSHED: Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

- 51 - Northeast Walnut Creek Neighborhood Association
- 64 - River Oaks Lakes Estates Neighborhood
- 114 - North Growth Corridor Alliance
- 511 - Austin Neighborhoods Council
- 643 - North East Action Group
- 671 - Collinwood Homeowners Association
- 937 - Taking Action Inc.

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-02-0130	CS-1 to GR	9/10/02: Approved staff's rec. of GR zoning by consent (6-0, D. Castaneda-absent)	10/10/02: Approved (7-0); all 3 rdgs.

C14-96-0065	SF-2 to NO	6/25/96: Approved NO (7-0)	6/27/96: Approved PC rec. of NO (7-0) 8/8/96: Approved NO (7-0); 2 nd /3 rd readings
C14-95-0034	CS to CS-1	5/9/95: Denied CS-1 (6-0)	6/1/95: Approved CS-1 w/ conditions (4-1-2, BS-No, JG/BT-Abstain); 1 st reading 8/17/95: Approved CS-1 (4-1-2, BS-No, JG/BT-abstain); 2 nd reading 8/24/95: Approved CS-1 (5-1, JG-Nay); 3 rd reading
C14-93-0015	PUD to GO	5/11/93: Approved SF-6 (5-3)	6/3/93: Approved SF-6 (6-0); 1 st reading only 8/12/93: Approved SF-6 (5-0); 2 nd /3 rd readings

RELATED CASES: C14-88-0013, C14-03-0097 (Previous zoning cases)
SPC-88-0190

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	DAILY TRAFFIC
Braker Lane	100'	2@36'	Arterial	N/A
Thomas Adams	70'	36'	Collector	N/A

CITY COUNCIL DATE: April 10, 2008

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Joi Harden

PHONE: 974-2122,
joi.harden@ci.austin.tx.us



ZONING



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE

ZONING CASE#: C14-2008-0012
ADDRESS: 11110 TOM ADAMS DR
SUBJECT AREA: 7.285 ACRES
GRID: M31
MANAGER: J. HARDEN

OPERATOR: S. MEES



1" = 400'

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.



C14-2008-0012
11110 Tom Adams Dr.
From MF-3-CO to GO-CO

11110 TOM ADAMS DR

STAFF RECOMMENDATION

The staff's alternate recommendation is to grant GO-CO, General Office-Conditional Overlay District, zoning. The proposed conditional overlay would limit the development intensity on the site to less than 2,000 vehicle trips per day.

BACKGROUND

The property in question is currently developed with a retirement housing facility. The applicant is requesting GO zoning because they would like to modernize and rebuild the rear (south) portion of this lot with a congregate living use. In 2003, the applicant requested and received GO-CO zoning to modernize and rebuild the front (north) portion of this lot with a congregate living use. At that time, the applicant proposed to leave the rear (south) 9.557 acre portion of the lot zoned as MF-3-CO. Now, the applicant proposes to demolish and rebuild the outdated rear portion of the nursing home. They will maintain the existing retirement housing use, but this does require a zoning change.

The staff is recommending GO-CO zoning for this site because the proposed zoning would allow for a transition in uses from the commercial and industrial uses to the west to the civic and residential uses to the east. GO-CO zoning is appropriate for this site because of the location of the property on Braker Lane, an arterial roadway.

The applicant agrees with the staff recommendation.

BASIS FOR RECOMMENDATION

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

The GO zoning district is intended for an office or commercial use that serves community and city-wide needs.

The applicant proposes to construct a civic use on the site that will provide services for the elderly citizens within the city.

2. *The proposed zoning should promote consistency, and orderly planning.*

The GO-CO zoning district will promote consistency and orderly planning because the proposed zoning district will provide for a transition from the commercial and industrial uses to the west to the civic and residential uses to the east.

3. *The proposed zoning should allow for a reasonable use of the property.*

The GO zoning district will allow for a fair and reasonable use of the site. The property in question is currently being used for retirement housing. The applicant is requesting a rezoning of the northern portion of the property to allow for the addition of a congregate living use on the site.

The GO-CO zoning is appropriate for this site because of the location of the property on Braker Lane, an arterial roadway.

EXISTING CONDITIONS

Site Characteristics

The property is currently developed as a retirement housing facility. The property contains a building and one-story apartments, with open space consisting of large trees and grassy areas.

Impervious Cover

The maximum impervious cover allowed by the GO zoning district would be 80 %. However, because the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits apply in the Suburban portion of the site:

<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%

In the Water Quality Transition Zones, impervious cover is limited to 30%.

Environmental

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.

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

No additional right-of-way is needed at this time. Additional right-of-way may be required at the time of subdivision and/or site plan.

The trip generation under the requested zoning is estimated to be 26,652 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 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]

There are existing sidewalks along Braker and Thomas Adams

Braker Lane is classified in the Bicycle Plan as a Priority 1 bike route.

Capital Metro bus service is available along Braker Lane (Route #392 and 485).

Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION	DAILY TRAFFIC
Braker Lane	95'	2@36'	Arterial	N/A
Thomas Adams	60'	40'	Collector	N/A

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 relocations and or abandonment required. 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/ Site Plan Standards

The site is subject to compatibility standards. Along the southwest and southeast 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.
- A landscape area at least 10 feet wide is required along 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, including commercial design standards, will be enforced at the time a site plan is submitted.