

ZONING CHANGE REVIEW SHEET

CASE: C14-2008-0046 – Bryan Jamail

CC DATE: April 24, 2008

ADDRESS: 4206 Clawson Road and 1700 Fort View Road

OWNER/APPLICANT: Bryan Joseph Jamail Development (Bryan Jamail)

AGENT: Howard Engineering, Inc. (David Reid)

ZONING FROM: Tract 1- SF-3
Tract 2 - GR

TO: Tract 1 – LO-CO
Tract 2 – GR-CO

AREA: 0.53 acres

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the applicant's request to rezone the subject property to limited office – conditional overlay (LO-CO) combining district zoning and community commercial – conditional overlay (GR-CO) combining district zoning.

CONDITIONAL OVERLAY:

Tract 1 - LO-CO

❖ The following uses of the property shall be prohibited:

- | | |
|---|--|
| ➤ Bed & Breakfast (Group 1) | ➤ Convalescent Services |
| ➤ Bed & Breakfast (Group 2) | ➤ Counseling Services |
| ➤ Administrative and Business Offices | ➤ Day Care Services (Commercial) |
| ➤ Art Gallery | ➤ Day Care Services (General) |
| ➤ Art Workshop | ➤ Day Care Services (Limited) |
| ➤ Communications Services | ➤ Hospital Services (Limited) |
| ➤ Medical offices exceeding 5000 sq. ft. gross floor area | ➤ Postal Facilities |
| ➤ Medical offices not exceeding 5000 sq. ft. gross floor area | ➤ Private Primary Educational Facilities |
| ➤ Professional Office | ➤ Private Secondary Educational Facilities |
| ➤ Service Station | ➤ Private Primary Educational Facilities |
| ➤ Special Use Historic | ➤ Public Primary Educational Facilities |
| ➤ Urban Farm | ➤ Public Secondary Educational Facilities |
| ➤ Club or Lodge | ➤ Residential Treatment |
| ➤ College and University Facilities | ➤ Safety Services |
| ➤ Community Recreation (Public) | |
| ➤ Community Recreation (Private) | |
| ➤ Congregate Living | |

❖ There shall be an undisturbed vegetative buffer 25 ft. wide along the northern property line of the Property. Required sidewalk along Clawson Road is permitted to cross vegetative buffer.

Tract 2

- ❖ The following uses of the Property shall be prohibited:
 - Bed & Breakfast (Group 1)
 - Bed & Breakfast (Group 2)
 - Automotive Rentals
 - Automotive Repair Services
 - Automotive Sales
 - Automotive Washing (of any type)
 - Bail Bond Services
 - Business or Trade School
 - Commercial Off-Street Parking
 - Drop-Off Recycling Collection Facility
 - Exterminating Services
 - Funeral Services
 - Hotel-Motel
 - Indoor Sports and Recreation
 - Medical offices exceeding 5000 sq. ft. gross floor area
 - Off-Site Accessory Parking
 - Outdoor Entertainment
 - Outdoor Sports and Recreation
 - Pawn Shop Services
 - Restaurant (General)
 - Service Station
 - Special Use Historic
 - Theater
 - Urban Farm
 - Club or Lodge
 - College and University Facilities
 - Communication Service Facilities
 - Community Events
 - Community Recreation (Private)
 - Community Recreation (Public)
 - Congregate Living
 - Day Care Services (Commercial)
 - Day Care Services (General)
 - Day Care Services (Limited)
 - Hospital Services (General)
 - Hospital Services (Limited)
 - Private Primary Educational Facilities
 - Private Secondary Educational Facilities
 - Private Primary Educational Facilities
 - Public Primary Educational Facilities
 - Public Secondary Educational Facilities
 - Residential Treatment
- ❖ Medical offices not exceeding 5000 sq. ft. gross floor area shall be prohibited to a maximum of 2500 sq. ft.
- ❖ No structure of any kind shall be greater than two stories. (This does not exclude a rooftop patio.)
- ❖ A restrictive covenant shall be drafted to require the following:
 - Noise from sound equipment shall not exceed 70 dBAs at the Property lines.
 - Any redevelopment or remodel of the property, including exterior remodel of the existing building, must comply with the sidewalk requirements for urban roadways (LDC 25-2, Subchapter E, Article 2, Section 2.3).

PLANNING COMMISSION RECOMMENDATION:

Planning Commission passed staff recommendation on consent. – March 25, 2008

DEPARTMENT COMMENTS:

The subject property is currently developed with a small office / residence (tract 1) and automobile repair services (tract 2). The applicant intends to rezone tract 1 to LO-CO and tract 2 to GR-CO to allow for the potential development of a small shopping center, possibly including a neighborhood grocery store with on-site dining. Rezoning tract 1 to a commercial base district would allow for the provision of parking for the intended uses.

The original zoning application only included tract 1, the SF-3 zoned property. After negotiation with the South Lamar Neighborhood Association, the applicant agreed to expand the rezoning application to include tract 2, the GR zoned property, to attach additional conditions.

Tract 1 fronts Clawson Road, while tract 2 fronts both Clawson Road and Fort View Road. Both ingress and egress access could be taken to both roadways. A traffic impact analysis was not required for this case because the traffic generate by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day [LDC, 25-6-113].

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3; GR	Professional Office; Automobile Repair Services
<i>North</i>	SF-3	Single Family Residences
<i>South</i>	GR; LO	Pawn Shop, Automobile Sales; Business or Trade School
<i>East</i>	GR; SF-3	Automobile Repair Services; Single-Family Residences
<i>West</i>	CS-CO; SF-3	Vehicle Storage; Single-Family Residences

AREA STUDY: N/A

TIA: Waived

WATERSHED: West Bouldin Creek

DESIRED DEVELOPMENT ZONE: YES

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Austin Neighborhoods Council
Austin Independent School District
South Central Coalition
Barton Springs / Edwards Aquifer
Conservation District

Home Builders of Greater Austin
League of Bicycling Voters
South Lamar Neighborhood Association
CIM
Homeless Neighborhood Association

SCHOOLS:

Joslin Elementary School
Covington Middle School
Crockett High School

CASE HISTORIES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-03-0088	From SF-3 to CS	CS-CO; 2,000 trips, vehicle storage as only permitted use [Vote: 7-1, CH]	CS-CO; 2,000 trips, vehicle storage as only permitted use [Vote: 7-0]
C14-91-0007	From LO to GR	GR subject to ROW dedication	GR subject to ROW dedication [Vote: 5-0]

RELATED CASES:

There are no pending or approved site plans at this time.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Daily Traffic
Clawson Road	60'	35'	Collector	2536 (COA, 01/22/03)

CITY COUNCIL DATE: Pending

ACTION: N/A

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Robert Levinski

PHONE: 974-1384

STAFF RECOMMENDATION

Staff recommends approval of the applicant's request to rezone the subject property to limited office – conditional overlay (LO-CO) combining district zoning and community commercial – conditional overlay (GR-CO) combining district zoning.

BASIS FOR RECOMMENDATION

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

The request for limited office (LO) district zoning is consistent with the commercial nature of the intersection of Fort View Rd. and Clawson Rd.

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

Rezoning tract 1 to limited office helps provide transition from higher-intensity zoning to the single family residences to the north.

Site Characteristics

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

The site is subject to compatibility standards. Along the north 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.
- 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 will be enforced at the time a site plan is submitted.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the West Bouldin 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 such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Transportation

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]

There are no existing sidewalks along Clawson Road.

Clawson Road is not classified in the Bicycle Plan as a bike route.

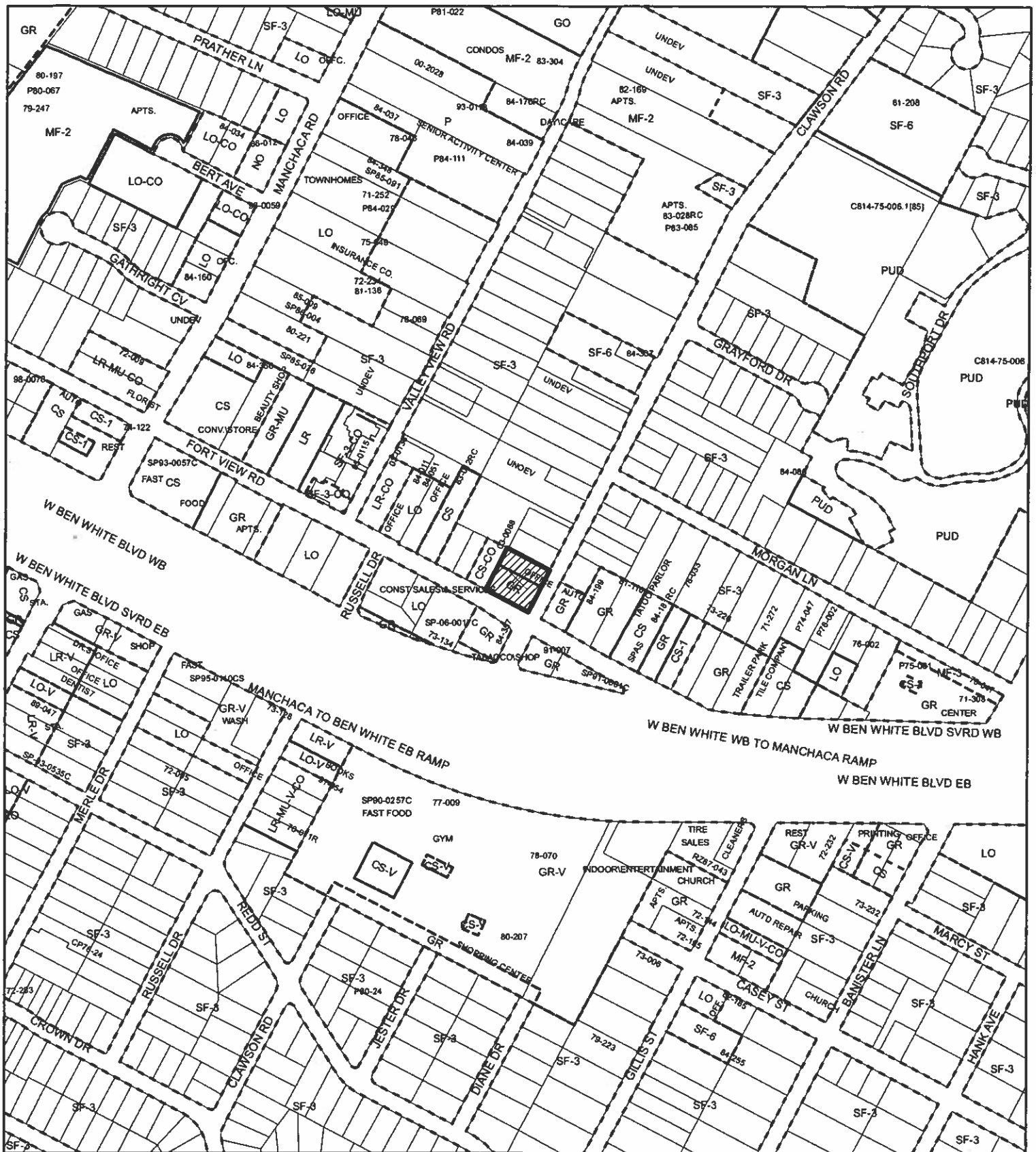
Capital Metro bus service (Route 328) is available along West Ben White Boulevard/ US Highway 290 (W).

Right of Way

If the requested zoning is recommended for this site, 35' feet of right-of-way should be dedicated from the centerline of Clawson Road 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]

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 abandonments 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.



ZONING

 SUBJECT TRACT

 ZONING BOUNDARY

 PENDING CASE

OPERATOR: S. MEEKS

ZONING CASE#: C14-2008-0046
 ADDRESS: 4206 CLAWSON RD & 1700 FORTVIEW
 SUBJECT AREA: 0.000 ACRES
 GRID: G19
 MANAGER: R. LEVINSKI



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.

C14-2008-0046 - Bryan Jamail

Tract 1: 4206 Clawson

From: SF-3

To: LO-CO

Tract 2: 1700 Fort View

From: GR

To: GR-CO

