

ZONING CHANGE REVIEW SHEET

CASE: C14-2008-0051 – Westgate Garden Homes **Z.A.P. DATE:** March 25, 2008

ADDRESS: 3004 Aftonshire Way

OWNER: Dennis Artale

AGENT: Equilibrium Development, LP
(C. Brad Schubert)

ZONING FROM: SF-3

TO: SF-6

AREA: 2.09 acres

SUMMARY STAFF RECOMMENDATION (Amended on 4-16-08):

The Staff recommendation is to grant townhouse and condominium residence (SF-6) district zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

March 25, 2008: *APPROVED SF-6 DISTRICT ZONING WITH CONDITIONS AS STAFF RECOMMENDED; BY CONSENT.*

[K. JACKSON; J. GOHIL – 2ND] (6-0) T. RABAGO – NOT YET ARRIVED; J. MARTINEZ – ABSENT

ISSUES:

Transportation staff supports deferring right-of-way dedication on West Gate Boulevard to the time of site plan. The Staff recommendation has been amended to remove the right-of-way requirement that was previously in place and approved by the Zoning and Platting Commission.

DEPARTMENT COMMENTS:

The subject property is undeveloped and zoned family residence (SF-3) district. The property has frontage on West Gate Boulevard, an arterial roadway and Aftonshire Way, a collector street. There are apartments to the east (RR); three duplex lots and apartments to the south (SF-3; RR); convenience storage, a detention pond and single family residences to the west (RR; SF-2) and a detention pond and single family residences to the north (RR; SF-4A-CO). Please refer to Exhibits A and A-1.

The Applicant has requested townhouse and condominium residence (SF-6) district zoning in order to develop 16-18 patio homes that include shared parking and common maintenance areas. Staff recommends the Applicant's request, given: 1) the surrounding properties include a mix of residential, commercial and civic uses, and townhomes would provide the opportunity for an additional type of housing to occur; 2) the property is located within the Barton Springs Zone and would enable clustered development; and 3) the property is located at the intersection of a major arterial and a collector. Consistent with the City's identified

long-term needs, the Staff is also recommending that the Applicant dedicate additional right-of-way along West Gate Boulevard at the time of Site Plan.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3	Undeveloped
<i>North</i>	RR; SF-4A-CO	Detention pond; Single family residences
<i>South</i>	SF-3; RR; GO-CO	3 duplexes; Apartments; Church
<i>East</i>	RR	Apartments
<i>West</i>	RR; MF-3	Detention pond; Convenience storage facility; Convalescent services facility

AREA STUDY: N/A

TIA: Is not required

WATERSHED: Slaughter Creek –
Barton Creek Zone

DESIRED DEVELOPMENT ZONE: No

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

217 – Tanglewood Forest Neighborhood Association
 428 – Barton Springs/Edwards Aquifer Conservation District
 465 – Cherry Creek on Brodie Neighborhood Association
 511 – Austin Neighborhoods Council 627 – Onion Creek Homeowners Association
 742 – Austin Independent School District
 786 – Home Builders Association of Greater Austin
 943 – Save Our Springs Alliance 997 – Tanglewood Oaks Owners Association
 1037 – Homeless Neighborhood Organization 1075 – League of Bicycling Voters

SCHOOLS:

Kocurek Elementary School

Bailey Middle School

Bowie High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-05-0150 – Slaughter Lane Multifamily	MF-4-CO to MF-4-CO to change conditions of zoning, being an increase the height and	To Grant MF-4-CO with changes to the previous CO being a reduction of the zoning impervious cover to 15% and the density to 6.2 dwelling units per	Approved MF-4-CO for 7.25 acres with the CO as ZAP recommended, plus a two-star Green Building rating for buildings over 45 feet

	reduction of the density	acre, and allowing up to 60 feet in height	tall and a 646 foot setback from adjacent residentially zoned property (8-9-06).
C14-04-0090 – Star Center	LR-CO to GR-CO	To Grant GR-CO with the CO for personal improvement services and all NO, neighborhood office uses	Approved GR-CO as ZAP recommended with a Restrictive Covenant for an IPM Plan, use of native / adapted plant materials and prohibiting the use of coal tar sealants (8-26-04).
C14-03-0165 – Shaid Zoning	I-RR to SF-6	To Grant SF-6	Approved SF-6 with Restrictive Covenant for IPM Plan and use of native / adapted plant materials (4-22-04).
C14-03-0143 – Slaughter Assisted Living	I-RR to MF-3-CO	To Grant MF-3-CO with convalescent services as the only permitted MF-3 use and all other permitted SF-6 uses	Approved MF-3-CO with RC for IPM Plan and use of native / adapted plant materials (12-11-03).
C14-02-0035 – Slaughter Lane Multifamily	I-RR to MF-4	To Grant MF-4-CO with conditions: Restrict development to MF-3 development standards, except height – limit of 45 feet; SF-6 density; 2,000 vehicle trips per day; 300 foot wide buffer along the north property line.	Approved MF-4-CO with Conditional Overlay restricting development to MF-3 standards with exception of a 45' height limit; SF-6 density; 2,000 trips; 300' wide vegetative buffer along north property line, adjacent to adjoining residential district, with limited improvements allowed. A Restrictive Covenant requires the use of native plants and an IPM Plan. (11-21-02).
C14-02-0197 – Treble Enterprises,	LR-CO to LR-CO	To Grant LR-CO with CO for 2,700 trips per	Approved LR-CO as recommended by ZAP

Inc. Rezoning		day and one berm sign	(2-6-03).
C14-00-2032 – Texcon Convenience Store	LR-CO to LR- CO	To Grant LR-CO w/conds.	Approved LR-CO w/conds. (4-20-00).
C14-99-0070 – Westoak Woods Baptist Church	I-RR to GO	To Grant GO-CO w/conds.	Approved GO-CO w/conds.(12-2-99).
C14-97-0156 – Southland Oaks Municipal Utility District	I-RR and I-SF-2 to RR; SF-1; SF- 2; SF-3; SF-4; SF-6; GR; P	To Grant RR; SF-2; SF-4A; LO; LR; and P	Approved RR; SF-2; SF-4A; LO; P w/conds. (6-25-98).
C14-96-0039 – Dennis & Faye Artale	I-RR to GR; LR	To Grant GR-CO on Tract 1; LR-CO on Tract 2	Approved as per PC recommendation (5-23-96).

RELATED CASES:

The property was rezoned from LO-CO to SF-3 on January 10, 2002 (C14-01-0059). The property is platted as Lot 4, Block B of the Austin Star subdivision, recorded in June 9, 2003 (C8-01-0275.OA). Please refer to Exhibit B.

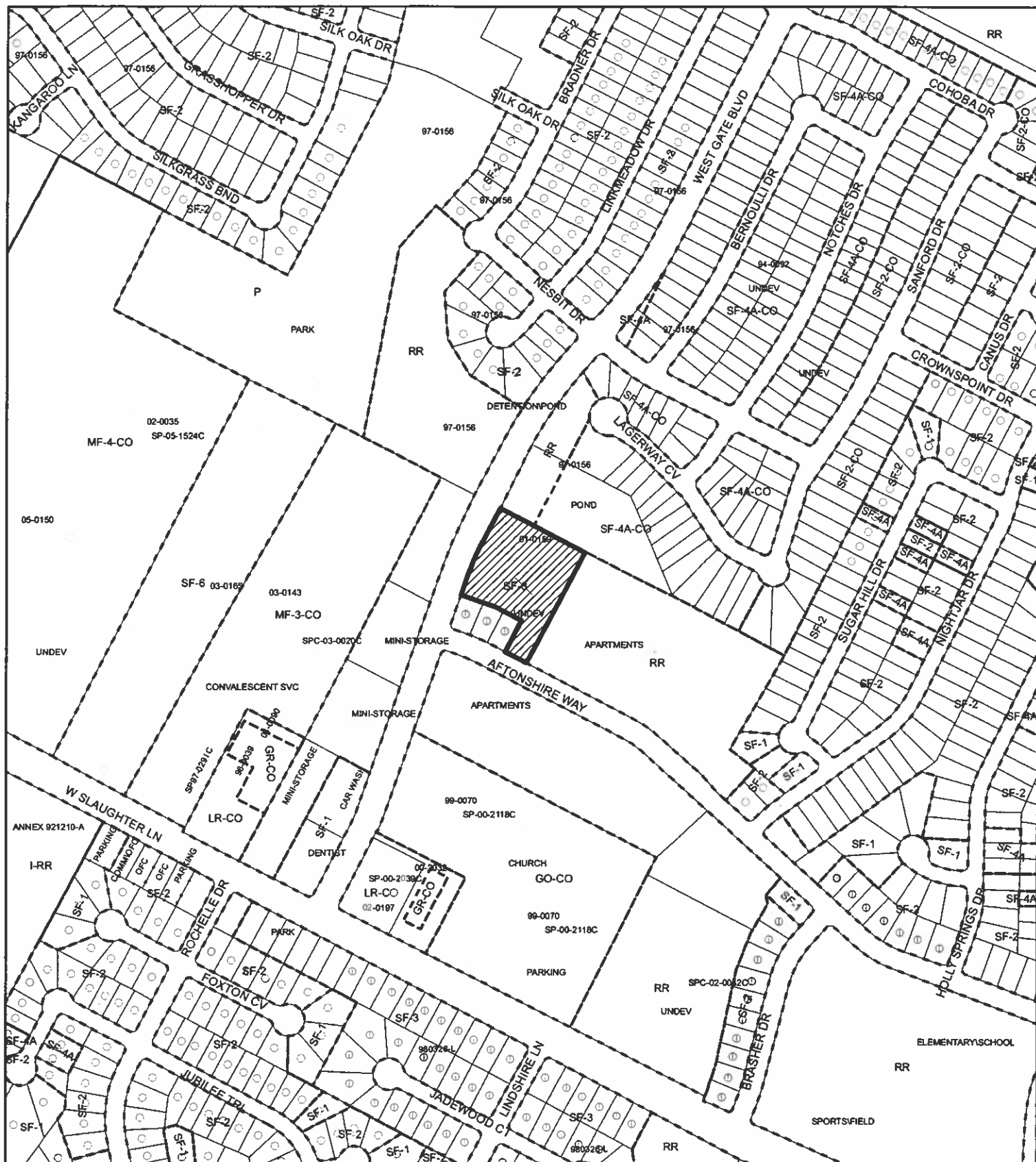
ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	CAPITAL METRO	BICYCLE PLAN	SIDEWALKS
Aftonshire Way	88 feet	44 feet	Collector (COA, 1,444 vpd on 09/19/07)	No	No	Not along this site's frontage
West Gate Boulevard	90 feet	2 at 22 feet	Arterial (COA, 3,547 vpd on 12/02/03)	No	Yes, Priority 2	Yes

COUNCIL DATE: May 15, 2008**ACTION:****ORDINANCE READINGS:** 1st2nd3rd**ORDINANCE NUMBER:**

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

PHONE: 974-7719



ZONING

EXHIBIT A



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE

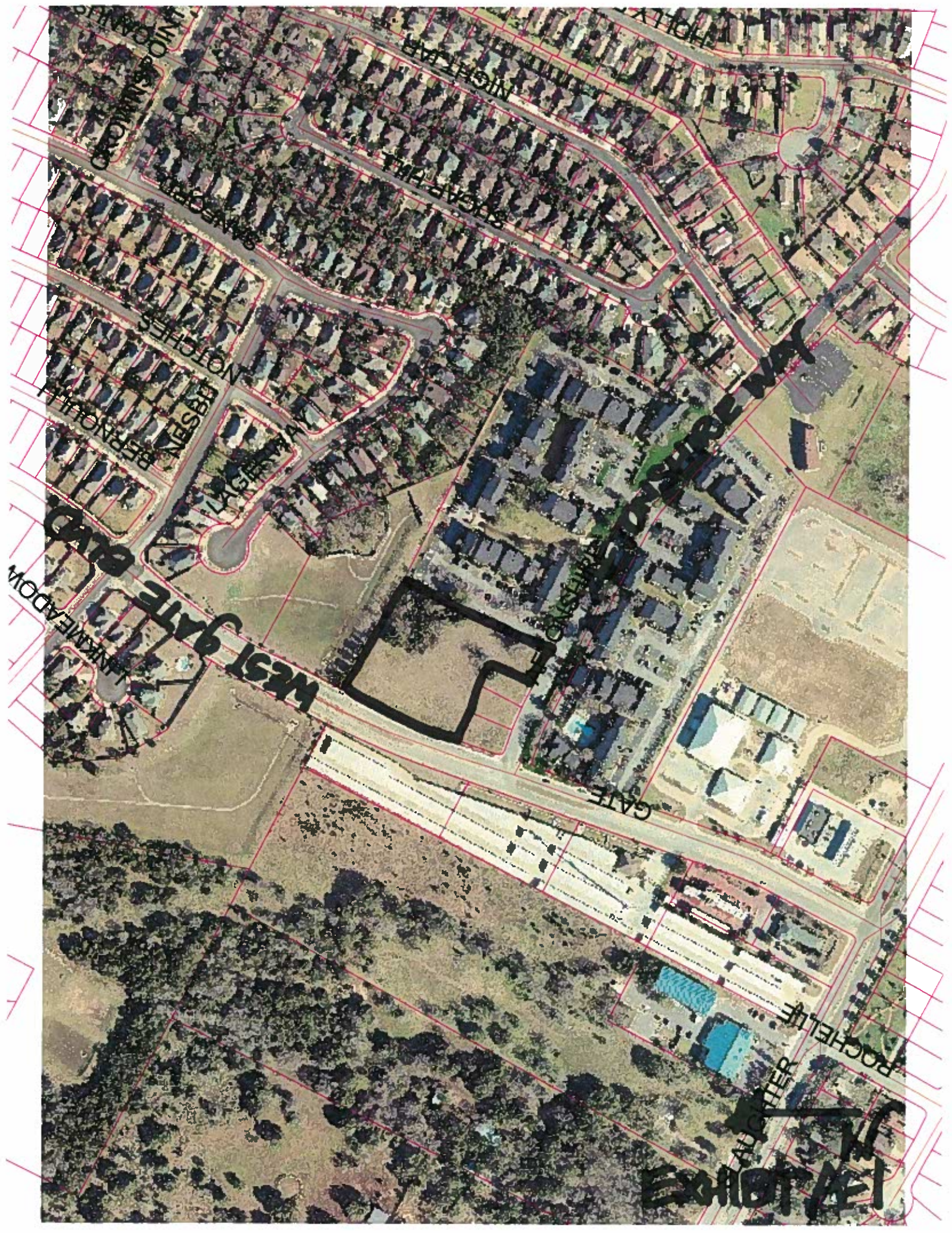
ZONING CASE#: C14-2008-0051
ADDRESS: 3004 AFTONSHIRE WAY
SUBJECT AREA: 2.09 ACRES
GRID: D15
MANAGER: W. RHOADES

OPERATOR: S. MEEKS



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.



SUMMARY STAFF RECOMMENDATION (Amended on 4-16-08):

The Staff recommendation is to grant townhouse and condominium residence (SF-6) district zoning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The townhouse and condominium residence (SF-6) district is intended as an area for moderate density single family, duplex, two-family, townhouse and condominium use.

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

Staff recommends the Applicant's request, given: 1) the surrounding properties include a mix of residential, commercial and civic uses, and townhomes would provide the opportunity for an additional type of housing to occur; 2) the property is located within the Barton Springs Zone and would enable clustered development; and 3) the property is located at the intersection of a major arterial and a collector. Consistent with the City's identified long-term needs, the Staff is also recommending that the Applicant dedicate additional right-of-way along West Gate Boulevard at the time of Site Plan.

EXISTING CONDITIONS**Site Characteristics**

The subject property is undeveloped and relatively flat.

Impervious Cover

The maximum impervious cover allowed by the SF-6 zoning district would be 25%, which is based on the more restrictive watershed regulations described above.

Environmental

This site is located within the 1500 ft transition zone to the Edward's Aquifer Recharge Zone. A geological study would need to be conducted to determine whether or not the site lies within the recharge zone. The site is in the Slaughter Creek Watershed of the Colorado River Basin, which is classified as a Barton Springs Zone (BSZ) Watershed. It is in the Drinking Water Protection Zone.

Project applications at the time of this report are subject to the SOS Ordinance that allows 15% impervious cover in the recharge zone, 20% impervious cover in the Barton Creek watershed and 25% impervious cover in the Contributing Zone. This tract lies in the Contributing Zone.

According to flood plain maps, there is no flood plain within the project location.

The site is not located within the endangered species survey area.

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

Under current watershed regulations, development or redevelopment on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention. Runoff from the site is required to comply with pollutant load restrictions as specified in LDC Section 25-8-514.

Transportation

The Austin Metropolitan Area Transportation Plan calls for 114 feet of right-of-way for West Gate Boulevard. If the requested zoning is granted for this site, then 57 feet of right-of-way from the existing centerline should be dedicated for West Gate Boulevard according to the Transportation Plan. [LDC, Sec. 25-6-51 and 25-6-55]. *Additional right-of-way dedication will be deferred to the time of site plan.*

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 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.

Compatibility and Building Standards

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is across the street from, adjoining or located 540-feet or less from property zoned SF-5 or more restrictive, or on which a use permitted in an SF-5 or more restrictive zoning district is located will be subject to compatibility development regulations.

The site is subject to compatibility standards. Along the North, South, West 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 25 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 will be enforced at the time a site plan is submitted.

- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- No parking or driveways are allowed within 25 feet of the property line
- A landscape area at least 15 feet in width is required along the property line if tract is zoned MF-3, MF-4, MF-5, MH, NO, or LO.
- A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.