

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2008-0096

**P.C. DATE:** June 10, 2008\*  
June 24, 2008

**C.C. DATE:** July 24, 2008

**ADDRESS:** 2102 W. Ben White

**OWNER/APPLICANT:** Annie Rice

**ZONING FROM:** SF-3

**TO:** LO-MU

**AREA:** 0.17 acres

### **SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the applicant's request for LO-MU (limited office - mixed-use) combining district zoning.

### **PLANNING COMMISSION RECOMMENDATION:**

June 10, 2008: The Planning Commission unanimously voted approval of the applicant's request for LO-MU by consent. \*The case was improperly noticed and must be reheard by the Planning Commission.\*

June 24, 2008: The Planning Commission unanimously voted approval of the applicant's request for LO-MU by consent. [Vote: 9-0; M. Dealey – 1<sup>st</sup>; J. Reddy – 2<sup>nd</sup>]

### **DEPARTMENT COMMENTS:**

The subject 0.17-tract is currently developed with a single-family residence. The applicant intends to rezone the property to LO-MU (limited office – mixed use) combining district zoning to allow for a small business or office in the existing structure.

The lot has frontage on Ben White Boulevard, the service road to US 290 W, from which both ingress and egress access will be taken. 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.

The site is immediately surrounded by existing single-family residences. To the west, there are medical offices and retail uses, along Victory Drive, and, to the east, there are some automobile-related uses along Manchaca Road. To the south is an elevated highway, US 290 W.

This case is similar to one that occurred on a neighboring property in 2007 (C14-2007-0051), where the applicant requested GO (general office) district zoning. For that case, the Planning Commission and City Council both unanimously voted to grant LO-MU (limited office – mixed use) combining district zoning.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	SF-3	Single-Family Residence
<i>North</i>	SF-3	Single-Family Residences
<i>South</i>	UNZ	Highway
<i>East</i>	SF-3; CS	Single-Family Residences; Auto-Related Uses
<i>West</i>	SF-3; GR	Medical Offices; General Retail

**TIA:** Waived**WATERSHED:** Williamson Creek**DESIRED DEVELOPMENT ZONE:** YES**CAPITOL VIEW CORRIDOR:** N/A**HILL COUNTRY ROADWAY:** N/A**NEIGHBORHOOD ORGANIZATIONS:**

Save Our Springs Alliance  
Austin Neighborhoods Council  
Austin Independent School District  
South Central Coalition

Barton Springs / Edwards Aquifer  
Conservation District  
Home Builders Association of Greater Austin  
CIM  
Homeless Neighborhood Association

**SCHOOLS:**

Galindo Elementary  
Fulmore Middle School  
Travis High School

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>PLANNING COMMISSION</b>	<b>CITY COUNCIL</b>
C14-2007-0051	From SF-3 to GO	Approved LO-MU [Vote: 9-0]	Approved LO-MU [Vote: 7-0]

**ABUTTING STREETS:**

<b>Name</b>	<b>ROW</b>	<b>Pavement</b>	<b>Classification</b>	<b>Daily Traffic</b>
Ben White	335'	335'	Arterial	78,000

**CITY COUNCIL DATE:** Pending**ACTION:** N/A**ORDINANCE READINGS:** 1st2<sup>nd</sup>3<sup>rd</sup>**ORDINANCE NUMBER:****CASE MANAGER:** Robert Levinski**PHONE:** 974-1384

## **STAFF RECOMMENDATION**

Staff recommends approval of the request for rezoning to LO-MU (limited office-mixed use) combining district zoning.

## **BASIS FOR RECOMMENDATION**

1. *Granting of the request should result in an equal treatment of similarly situated properties, and the rezoning should be consistent with the policies and principles adopted by the City Council or Planning Commission.*

In 2007, the Planning Commission and City Council approved the rezoning of a similarly-situated property on the same block. In that case, the applicant requested general office (GO) district zoning, but the commission and council approved unanimously limited office – mixed use (LO-MU) combining district zoning. This rezoning request is consistent with the policies set forth by that case precedent.

2. *Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.*

While the subject property is on a single-family block, the property takes immediate access to the service road of a major US highway, where more intense uses are more appropriate than single-family zoning. The proposed zoning of limited office – mixed use (LO-MU) combining district provides more appropriate uses alongside this major thoroughfare while, at the same time, respecting the integrity of the existing single-family uses.

## **Site Characteristics**

The site is subject to compatibility standards. Along the north, east and west property line, the following standards apply:

- No new structure may be built within 19 feet of the side and rear property line. {LDC 25-2-1067 (H)}
- 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 allowed within 12 feet or driveways allowed within 7 feet of the property line. {LDC 25-2-1067 (H)}
- 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.

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

## **Environmental**

This site is not located over the Edwards Aquifer Recharge Zone. According to current maps, this site lies on the divide between Williamson Creek (Suburban) and West Bouldin Creek (Urban) Watersheds of the Colorado River Basin. It is in the Desired Development Zone. A geological

and/or topographical analysis of the site may be needed to determine the exact boundaries of the aforementioned watersheds and zones.

According to flood plain maps, there is no flood plain within or adjacent to 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.

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.

**Presented below are watershed specific comments:**

**Williamson Creek Watershed / Suburban**

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<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%

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.

**West Bouldin Creek / Urban**

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.

**Transportation**

No additional right-of-way is needed at this time.

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]

Existing Street Characteristics:

<b>Name</b>	<b>ROW</b>	<b>Pavement</b>	<b>Classification</b>	<b>Daily Traffic</b>
Ben White	335'	335'	Arterial	78,000

There are existing sidewalks along both sides of Ben White Boulevard.

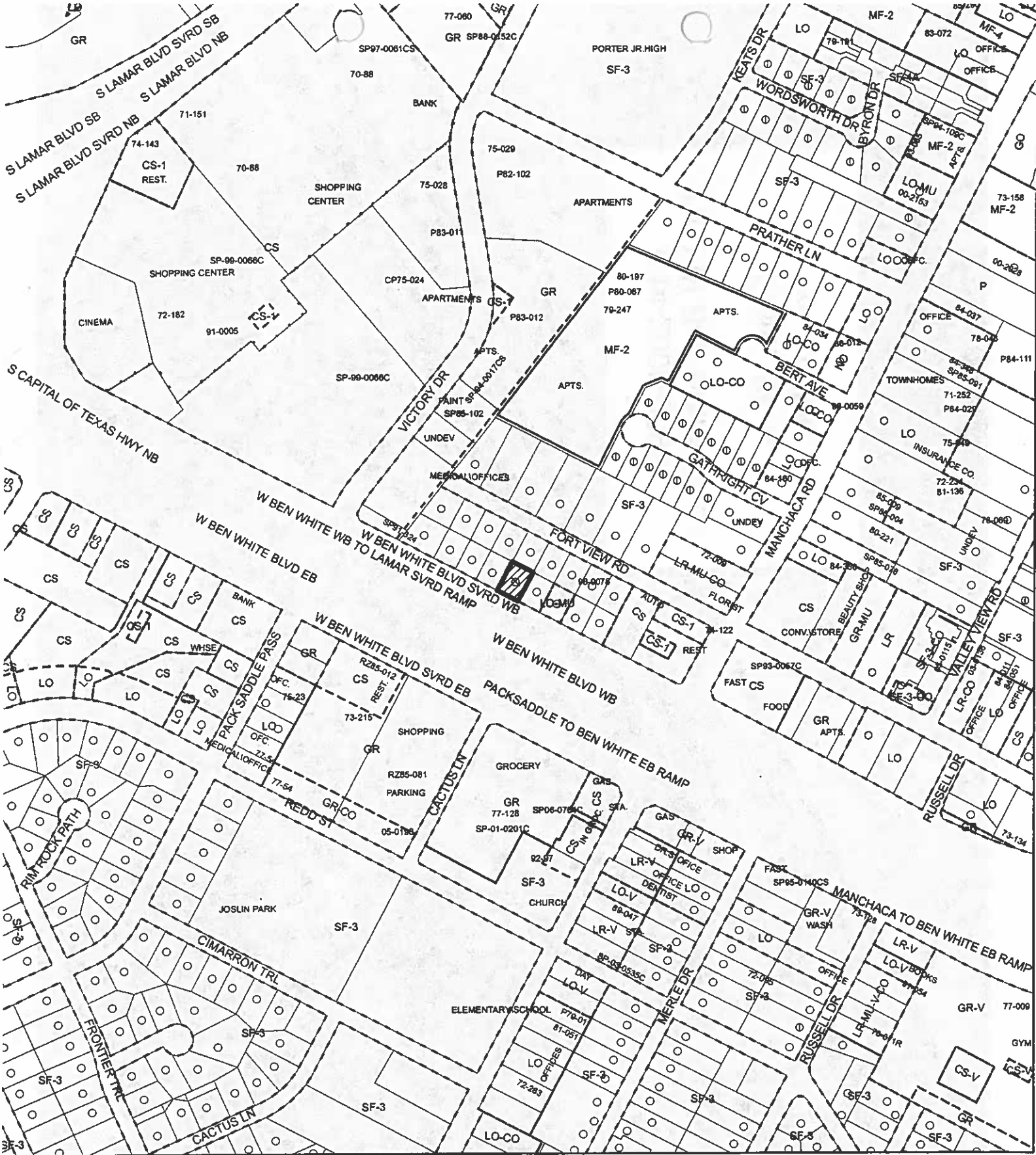
Ben White Boulevard is classified in the Bicycle Plan as a Priority 2 bike route.

Capital Metro bus service (Route 328) is available along Ben White Boulevard.




Additional comments may be provided when more complete information is obtained.

**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**

**ZONING CASE#: C14-2008-0096**  
**ADDRESS: 2102 W BEN WHITE BLVD**  
**SUBJECT AREA: 0.17 ACRES**  
**GRID: G19**  
**MANAGER: R. LEVINSKI**

**OPERATOR: S. MEEKS**



1" = 400'

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C14-2008-0096  
2102 W Ben White Blvd.  
From: SF-3  
To: LO-MU

